



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2025-00183

PROPERTY INFORMATION

ADDRESS(ES): 709 and 719 Seward

HISTORIC DISTRICT: New Center Area

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|---|--------------------------------|
| <input type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Demolition of existing single family home and re-zone for a parking lot to benefit existing tenants in a high density area of the district.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Garrity Guenther Langs

COMPANY NAME: 700 Seward Detroit LLC

ADDRESS: 700 Seward

CITY: Detroit

STATE: MI

ZIP: 48202

PHONE: +1 (313) 378-5506

EMAIL: garrity@buildwithgg.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

Signed by:

Garrity Guenther Langs

700 Seward Detroit LLC

Garrity Guenther Langs

4/16/2025

SIGNATURE

DATE

700 Seward

Detroit

MI

48202

+1 (313) 378-5506

garrity@buildwithgg.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

Please refer to attached addenda for a full description, aerial photos and sanborn maps.



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

Requesting permission to demolish existing single family home and re-zone the parcel for parking. The adjacent parcel is a old parking lot. We are seeking to combine the two and provide new, safe, well landscaped parking for the residents of the area. Rehabilitating the existing structure is very costly and would not make economic sense given the property values in the area. The PO is requesting demolition due to economic hardship not structural failure.

4. DETAILED SCOPE OF WORK


In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

This application would only include the demolition and approval to re-zone. The future scope of work for the construction of the parking lot would be submitted to HDC for review and approval. The parking lot would comply with all siteline, landscaping, green space and drainage requirements of the City of Detroit and the local HDC.

5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

7. DEMOLITION <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i>	

700 Seward Detroit LLC

700 Seward, attn Building Management
Detroit, MI 48202

3/31/2025

City of Detroit Historic District Commission

2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: Demolition of 709 Seward & Construction of New Parking Lot

Dear Historic District Commissioners,

700 Seward Detroit LLC, the owner of 700 Seward, 709 Seward, 719 Seward and 729 Seward, is seeking to demolish the existing single family residential house located at 719 Seward in order to combine 709 & 719 Seward and create a larger parking lot with historic district appropriate landscaping, fencing and lighting. 700 Seward Detroit LLC has owned these parcels since 2018 and has recently completed rehabilitation of 700 Seward (132 units) and 729 Seward (single occupancy).

It is estimated that the rehabilitation of 709 Seward would cost \$250,000 - \$325,000 based on the total cost-at-completion of the rehabilitation of 729 Seward, a property of the same size and original era of construction. 700 Seward Detroit LLC is seeking approval to demolish the structure at 709 Seward due to the overwhelming cost of construction compared to the economic value of the property at completion.


Through the operation of 700 Seward, we have discovered a dire need for safe and secure parking for residents of the various high occupancy buildings along this section of Seward. Tenants of the various buildings on this section of Seward have reported a high volume of car thefts and violent attempted car thefts for tenants and visitors that park on the street. The other parking lots in the area are secured with rolling gates, fences, cameras and lighting and do not experience the same volume of thefts/attempted thefts.

The construction of a secure and attractive surface parking lot would benefit residents and visitors of 700 Seward as well as 741 Seward (the Deborah), 691 Seward (New Center Court Apartments). If this application to demolish 709 Seward is accepted, 700 Seward Detroit LLC will seek re-zoning and combination of the two parcels prior to filing a follow-up

application for the construction of the new parking lot. It is the intent of 700 Seward Detroit LLC to work closely with the HDC to ensure all plantings, fencing and layouts are compliant with the standards of the HDC. No work will proceed to any of the subject parcels without the express permission and approval of the Historic District Commission, City of Detroit PDD and BSEED.

Please do not hesitate to contact us with any requests for information. We can be reached via email at garrity@buildwithgg.com or phone at 313-378-5506.

Thank you for your time and consideration,

 Digitally signed by Sarah Garrity Guenther
DN: C=US,
E=garrity@buildwithgg.com,
O=Build with GG, LLC,
OU=Build with GG, LLC,
CN=Sarah Garrity Guenther
Reason: garrity
Date: 2025.04.16 18:22:09-04'00'

Garrity Guenther
Agent of 700 Seward Detroit LLC

Parcel Information & Historic Use

Parcel 04001823 – 709 Seward – Existing vacant residential house – Prior use as housing by Pan-African Orthodox Christian Church from 1960s-2018 when the property sold to 700 Seward Detroit LLC. There is evidence that several homes were built on the same parcels in 1906, three homes appear on aerial photographs through 1956.

Parcel 04001824 – 719 Seward – Existing parking lot (date of creation unknown, possibly in the 1950s as the house no longer appears on aerial photos and Sanborn maps).

Description of Existing Conditions

Parcel 040001823 - The existing house has been vacant for an undetermined period of time. It was vacant in 2018 when the property was purchased by this owner. The home has incurred two main sources of damage. The roof structure has been damaged and requires replacement of the roof trusses as well as the roof itself. There are signs of a sewer backup in the basement as well as resulting water and mold damage. The foundation is cracked in multiple places and requires new waterproofing. It appear the original wood windows are intact. The original kitchen and flooring appears to have been replaced by the prior owner. A VCT flooring is in place potentially containing asbestos materials.

Parcel 040001824 – The existing parking lot is in poor condition with little to no grading or proper drainage. The existing catch basins are set at too high of an elevation to be effective. There is little to no landscaping.

Description of Project

Demolish existing single family home at 709 Seward. Procure approval of the HDC to seek rezoning of parcel 040001823 to allow for a parking lot. Once zoning is established, submit a new application to HDC that covers the construction of the larger parking lot pursuant to all City of Detroit rules, codes and regulations.

Historic Photographs & Aerial Maps

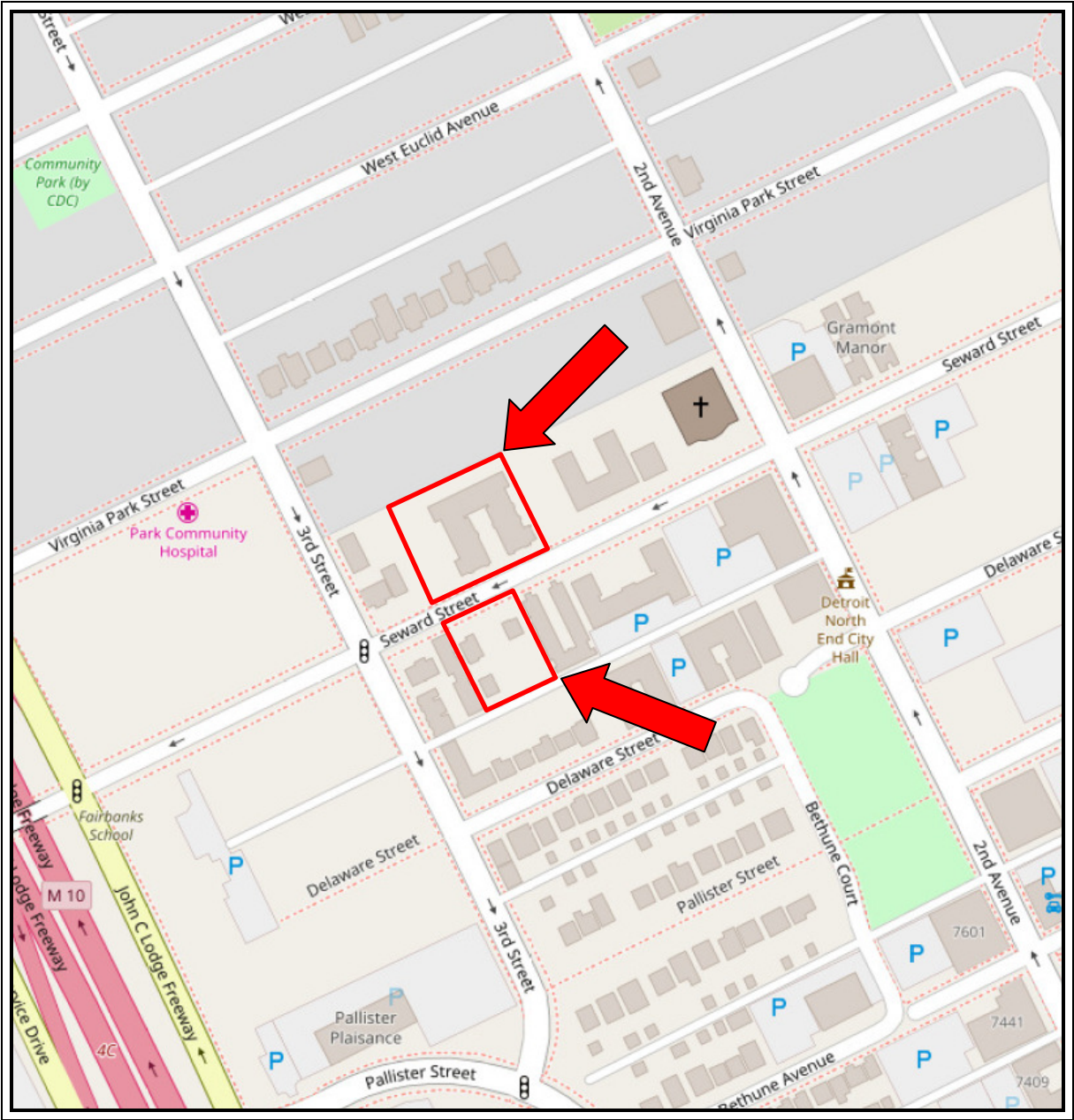
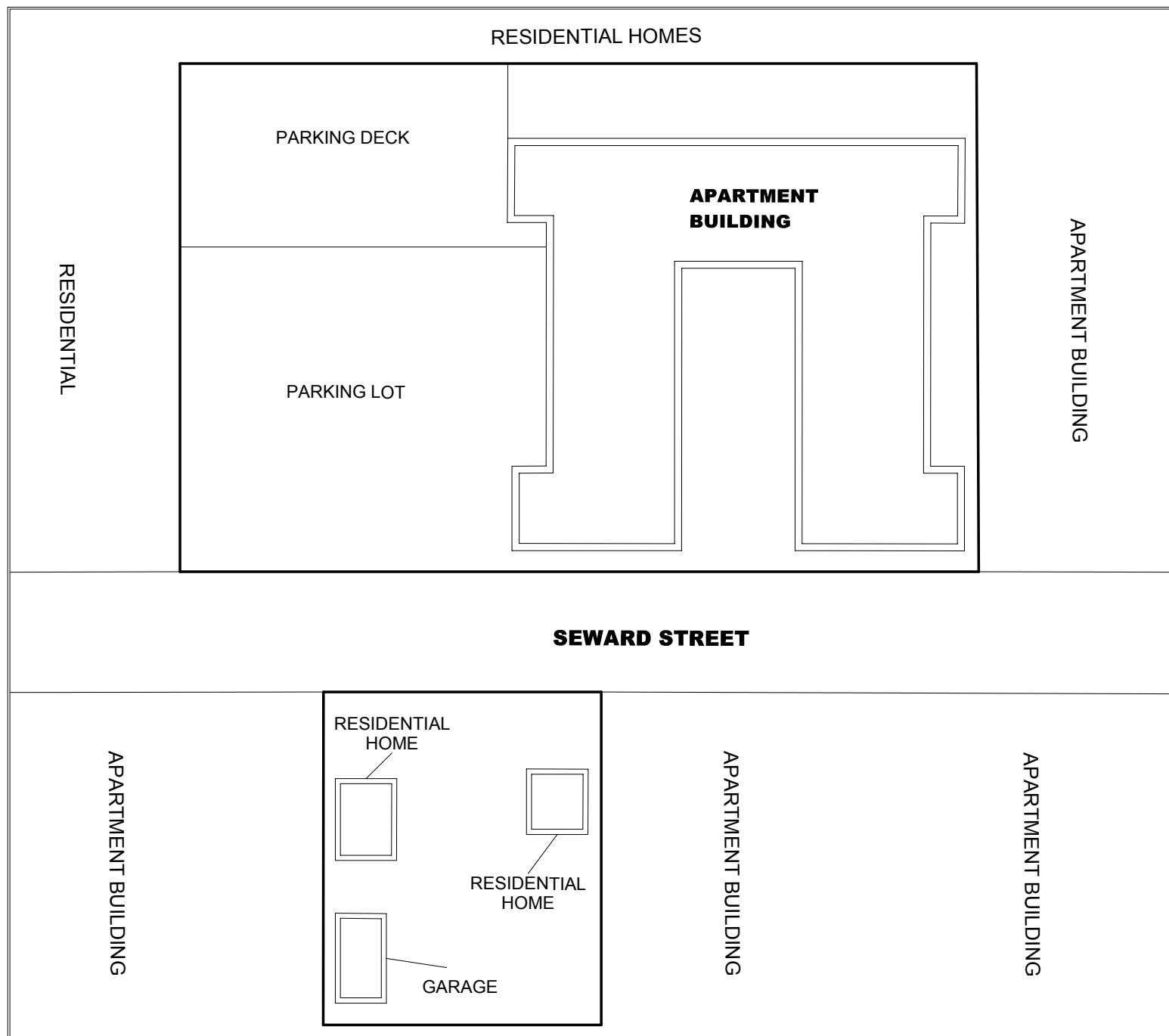


Figure 1
Site Location Map

 <p>APPLIED ENVIRONMENTAL</p> <p>1210 North Maple Rd. Ann Arbor, MI 48103 (734) 975-1970</p>	<p>Apartment Property 700, 709, 719, and 729 Seward Street Detroit, Michigan 48202</p> <p>AE Project No. 18-3007PI</p>	 <p>North Unknown</p> <p>Source: Bing Maps</p>
--	--	---



Legend

— Approximate Subject Property Border

**FIGURE 2
SITE DIAGRAM
1/10/2018**

APARTMENT PROPERTY
700, 709, 719, AND 729
SEWARD STREET
DETROIT, MI 48202



Applied Environmental
1210 N. Maple Road
Ann Arbor, MI 48103
(734) 975-1970



Figure 3
2016 Aerial Photograph



**APPLIED
ENVIRONMENTAL**

1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**

AE Project No. 18-3007PI



North
Scale: 1" = 500'

Source: ERIS



Figure 4
1973 Aerial Photograph


**APPLIED
ENVIRONMENTAL**
1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**
AE Project No. 18-3007PI



North
Scale: 1" = 500'
Source: ERIS



Figure 5
1956 Aerial Photograph



**APPLIED
ENVIRONMENTAL**

1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**

AE Project No. 18-3007PI



North
Scale: 1" = 500'

Source: ERIS



Figure 6
1937 Aerial Photograph



**APPLIED
ENVIRONMENTAL**

1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**

AE Project No. 18-3007PI



**North
Scale: 1" = 500'**

Source: ERIS

Certified Sanborn® Map Report

01/03/18

Site Name:

700 Seward Street
 700 Seward Street
 Detroit, MI 48202
 EDR Inquiry # 5149320.1

Client Name:

Applied Env., Inc.
 1210 North Maple Road
 Ann Arbor, MI 48103-0000
 Contact: Allison Wysocki



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Applied Env., Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:**Certification #** 4DCE-402E-B9B3**PO #** 18-3007PI**Project** 700 Seward Street**Maps Provided:**

2002	1950
1996	1925
1991	1915
1989	1910
1977	
1961	
1957	
1952	



Sanborn® Library search results

Certification #: 4DCE-402E-B9B3

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

*The Sanborn Library LLC Since 1866™***Limited Permission To Make Copies**

Applied Env., Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2018 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



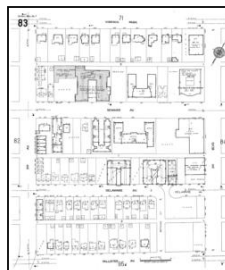
2002 Source Sheets



Volume 9, Sheet 71
2002



Volume 9, Sheet 82
2002



Volume 9, Sheet 83
2002

1996 Source Sheets



Volume 9, Sheet 71
1996



Volume 9, Sheet 83
1996



Volume 9, Sheet 82
1996

1991 Source Sheets



Volume 9, Sheet 82
1991



Volume 9, Sheet 83
1991

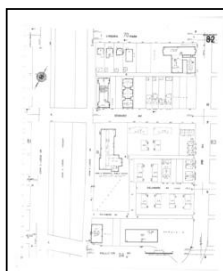


Volume 9, Sheet 71
1991

1989 Source Sheets



Volume 9, Sheet 71
1989



Volume 9, Sheet 82
1989



Volume 9, Sheet 83
1989

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1977 Source Sheets



Volume 9, Sheet 84
1977

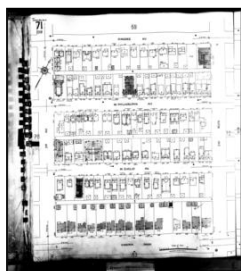


Volume 9, Sheet 71
1977

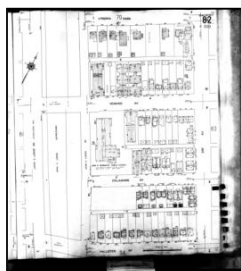


Volume 9, Sheet 82
1977

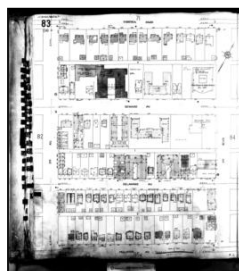
1961 Source Sheets



Volume 9, Sheet 71
1961



Volume 9, Sheet 82
1961

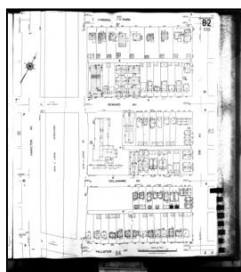


Volume 9, Sheet 83
1961

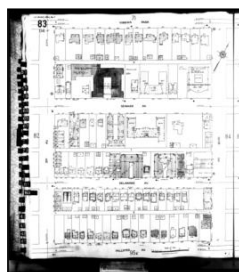
1957 Source Sheets



Volume 9, Sheet 71
1957

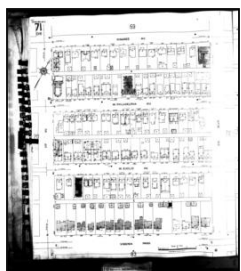


Volume 9, Sheet 82
1957



Volume 9, Sheet 83
1957

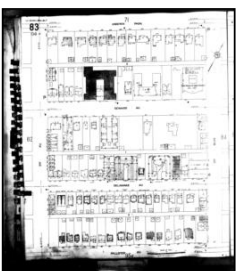
1952 Source Sheets



Volume 9, Sheet 71
1952



Volume 9, Sheet 82
1952



Volume 9, Sheet 83
1952

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1950 Source Sheets



Volume 9, Sheet 71
1950



Volume 9, Sheet 82
1950

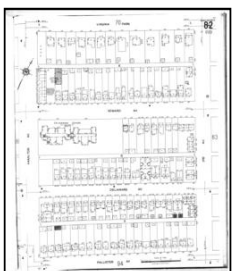


Volume 9, Sheet 83
1950

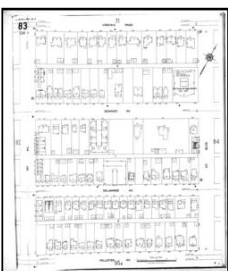
1925 Source Sheets



Volume 9, Sheet 71
1925

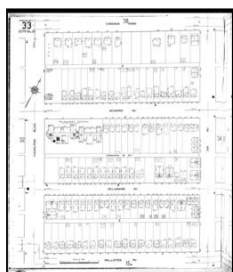


Volume 9, Sheet 82
1925

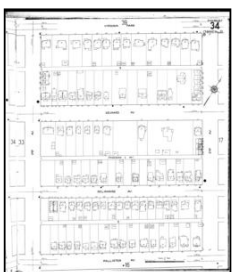


Volume 9, Sheet 83
1925

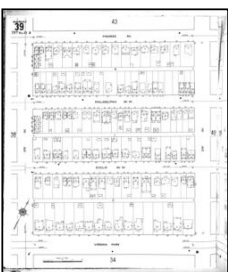
1915 Source Sheets



Volume 9, Sheet 33
1915

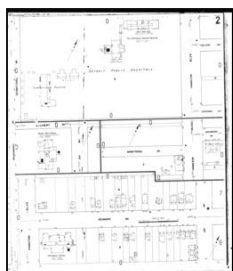


Volume 9, Sheet 34
1915



Volume 9, Sheet 39
1915

1910 Source Sheets



Volume 6, Sheet 2
1910



Volume 6, Sheet 7
1910



Volume 6, Sheet 9
1910



Certified Sanborn® Map

2002



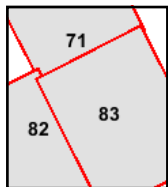
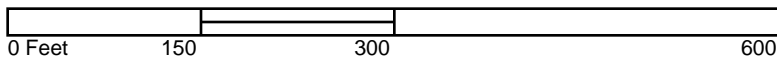
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 2002



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71





Certified Sanborn® Map

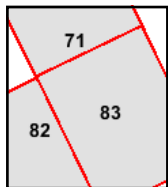
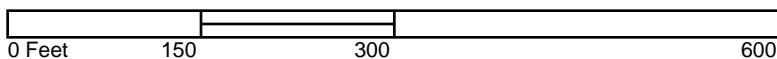
1996



Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1996



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 82
 Volume 9, Sheet 83
 Volume 9, Sheet 71

The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4DCE-402E-B9B3



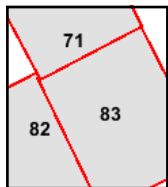
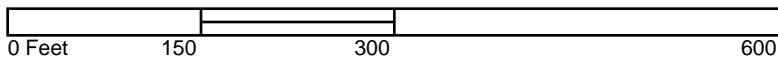


Certified Sanborn® Map

1991



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 71
 Volume 9, Sheet 83
 Volume 9, Sheet 82



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3



Certified Sanborn® Map

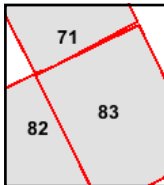
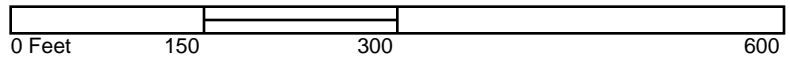
1989



Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1989



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71

The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3





Certified Sanborn® Map

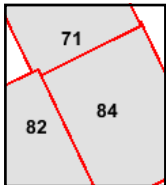
1977



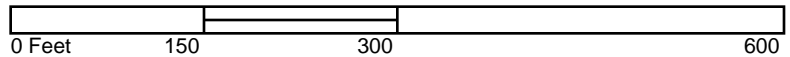
Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1977



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 82
 Volume 9, Sheet 71
 Volume 9, Sheet 84



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3



Certified Sanborn® Map

1961



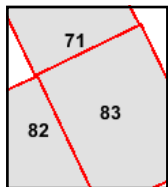
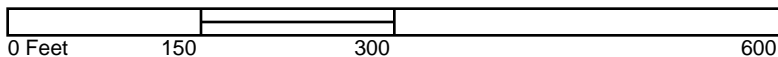
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street
Address: 700 Seward Street
City, ST, ZIP: Detroit, MI 48202
Client: Applied Env., Inc.
EDR Inquiry: 5149320.1
Order Date: 01/03/2018
Certification # 4DCE-402E-B9B3
Copyright 1961



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



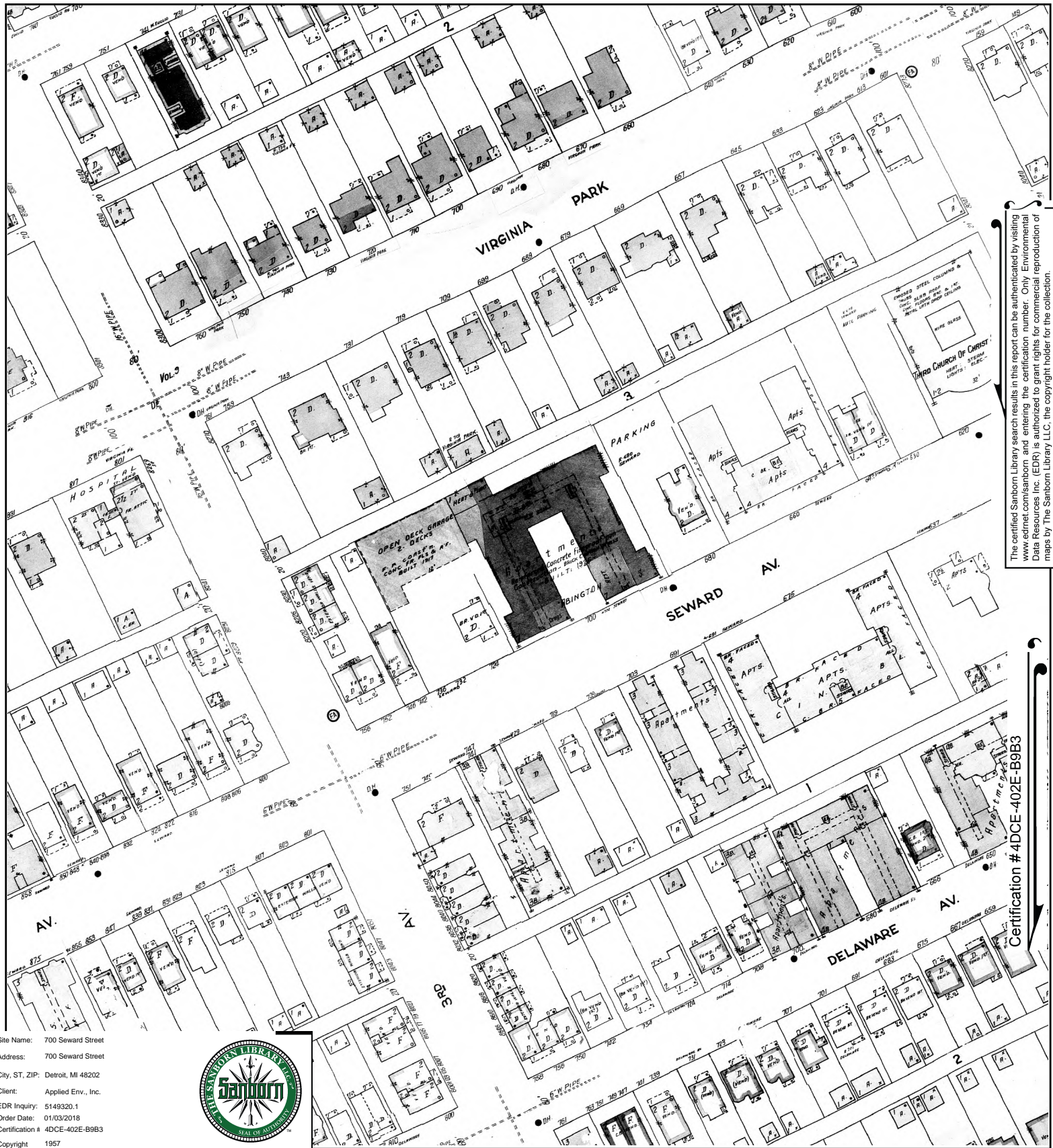
Volume 9, Sheet 83
Volume 9, Sheet 82
Volume 9, Sheet 71





Certified Sanborn® Map

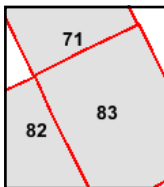
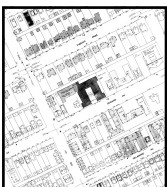
1957



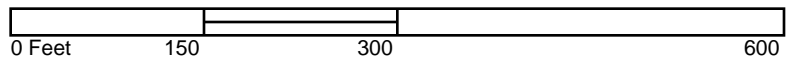
Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1957



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71



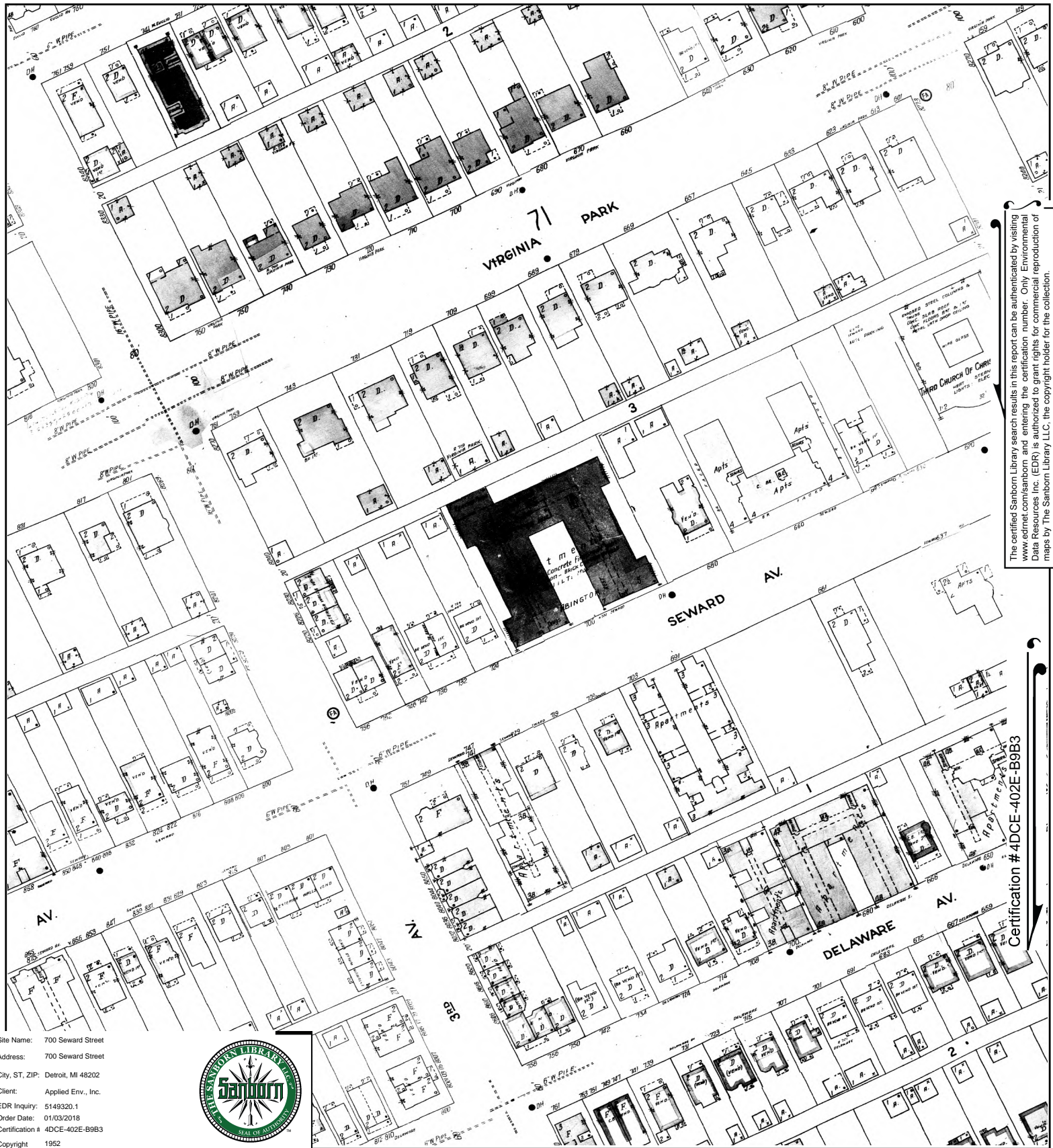
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4DCE-402E-B9B3



Certified Sanborn® Map

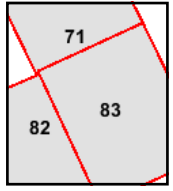
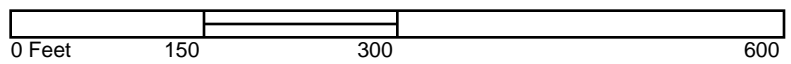
1952



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



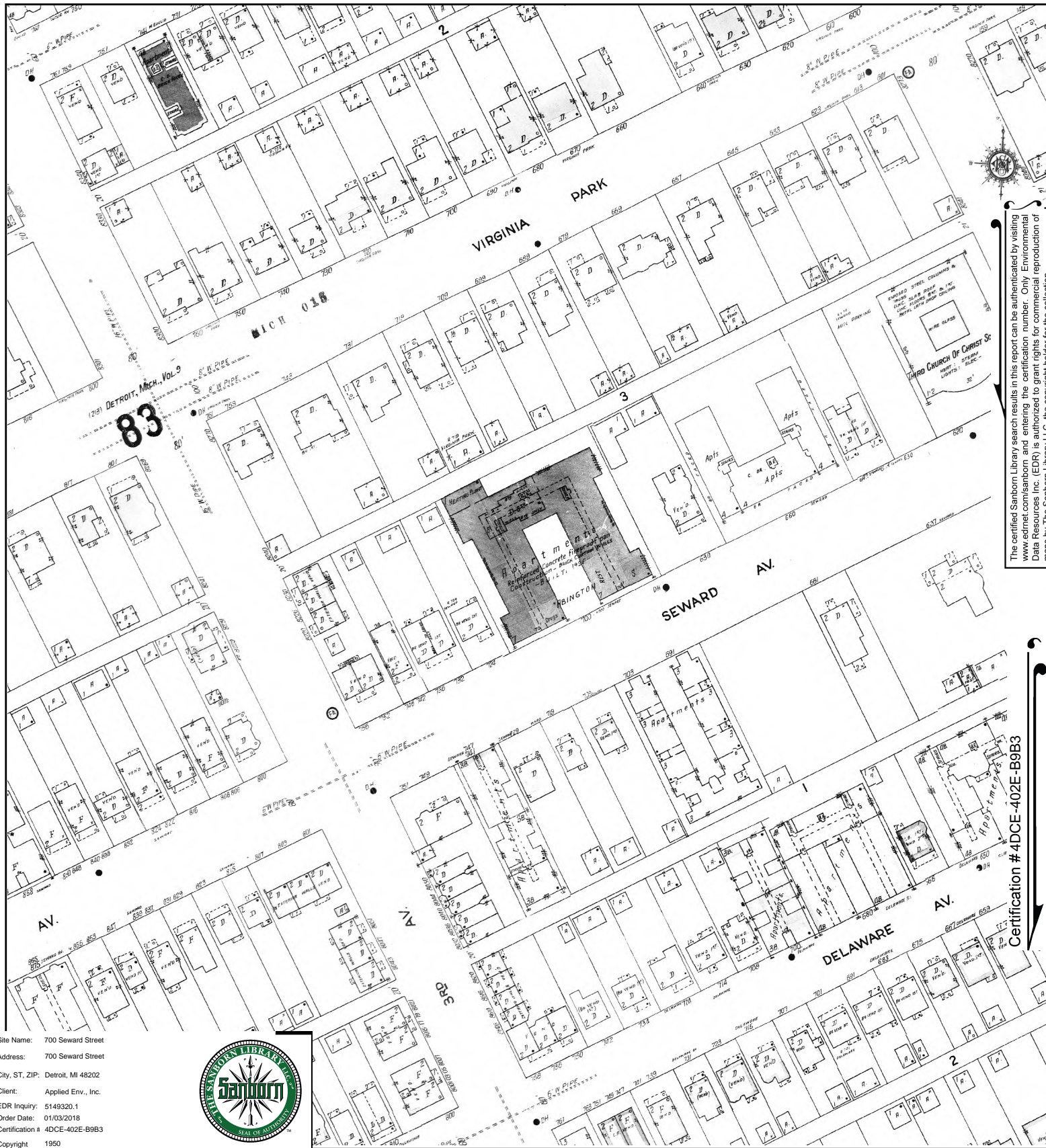
Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71





Certified Sanborn® Map

1950



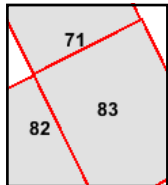
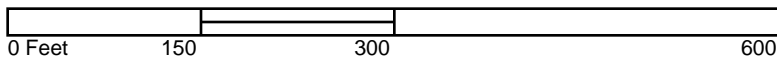
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4DCE-402E-B9B3

Site Name: 700 Seward Street
Address: 700 Seward Street
City, ST, ZIP: Detroit, MI 48202
Client: Applied Env., Inc.
EDR Inquiry: 5149320.1
Order Date: 01/03/2018
Certification # 4DCE-402E-B9B3
Copyright 1950



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
Volume 9, Sheet 82
Volume 9, Sheet 71





Certified Sanborn® Map

1925



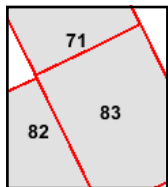
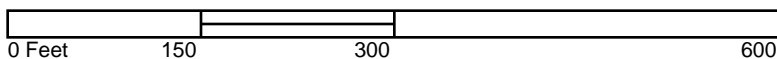
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street
Address: 700 Seward Street
City, ST, ZIP: Detroit, MI 48202
Client: Applied Env., Inc.
EDR Inquiry: 5149320.1
Order Date: 01/03/2018
Certification # 4DCE-402E-B9B3
Copyright 1925



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



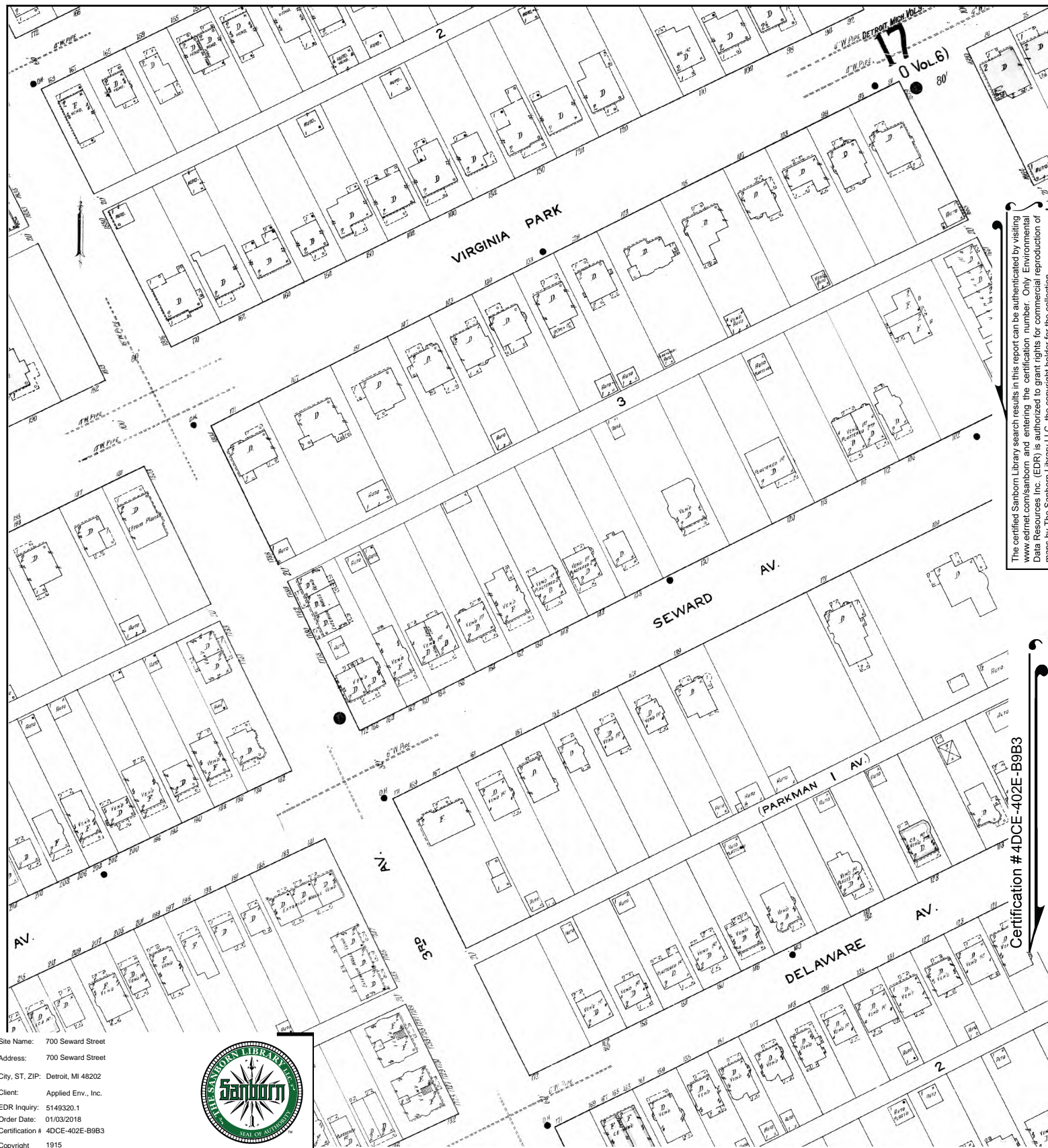
Volume 9, Sheet 83
Volume 9, Sheet 82
Volume 9, Sheet 71





Certified Sanborn® Map

1915



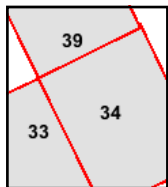
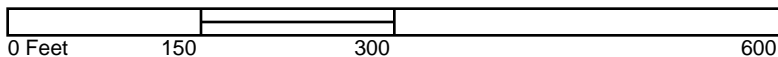
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street
Address: 700 Seward Street
City, ST, ZIP: Detroit, MI 48202
Client: Applied Env., Inc.
EDR Inquiry: 5149320.1
Order Date: 01/03/2018
Certification # 4DCE-402E-B9B3
Copyright 1915



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



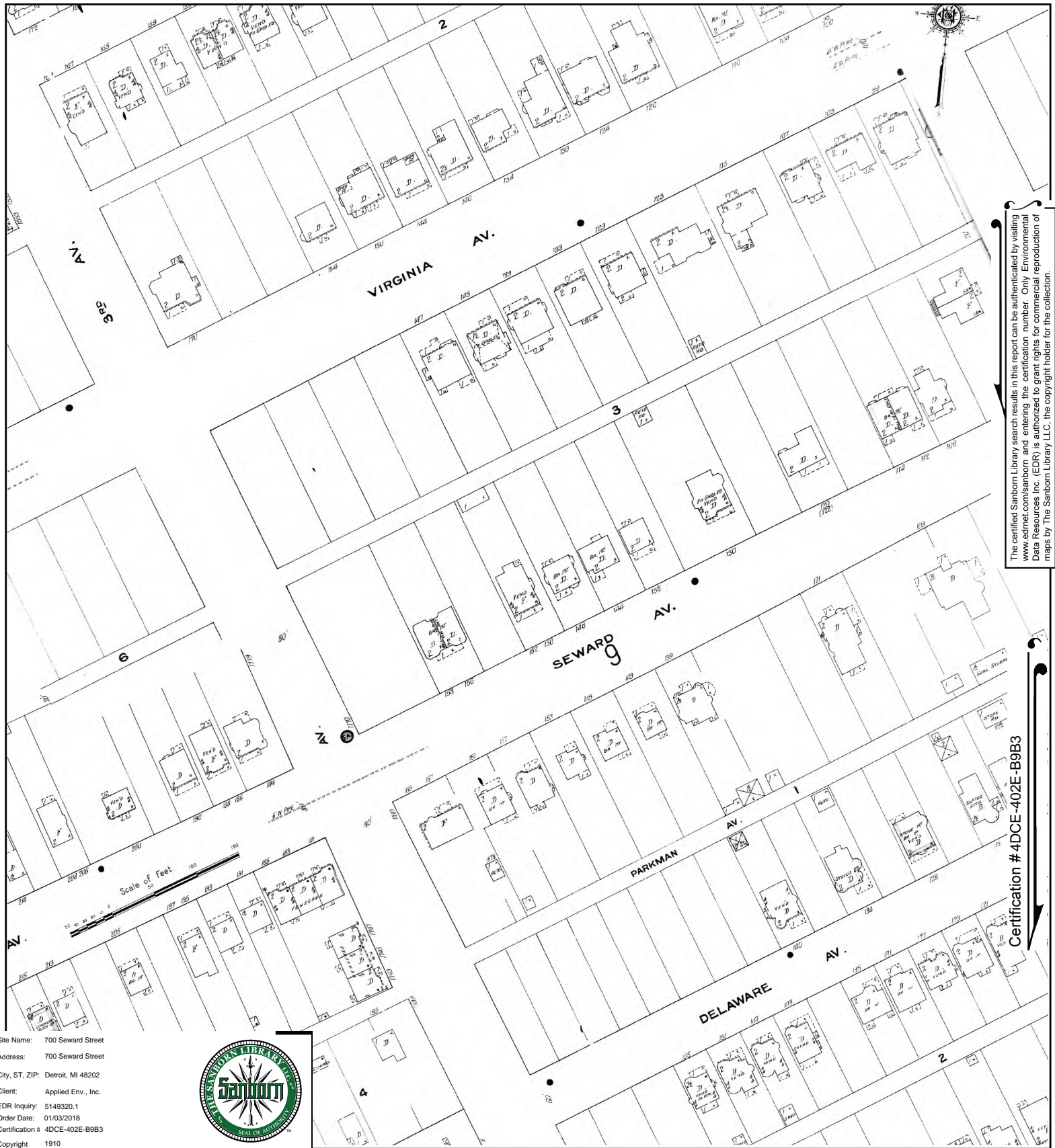
Volume 9, Sheet 39
Volume 9, Sheet 34
Volume 9, Sheet 33



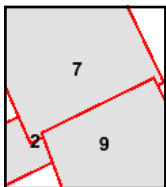


Certified Sanborn® Map

1910



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 6, Sheet 9
 Volume 6, Sheet 7
 Volume 6, Sheet 2

The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Current Photographs











Economics of Demolition vs. Rehabilitation

Economic Data

1. 709 Seward was purchased as a part of 700 Seward for a lump sum value. All properties owned by the Pan African Orthodox Christian Church were sold in a lump sum cash deal. The cost of 709 Seward's acquisition was not broken out by the seller or the buyer. The parcel was purchased on January 9th 2018 from the Pan African Orthodox Christian Church. The Owner of Record is 700 Seward Detroit. The applicant is Garrity Guenther Langs, the Owner's hired local representative. There is no relationship between the Owner of Record and the prior owner beyond the sale of the property. There is no relationship between the Applicant and the prior owner.

Annual gross and net income: this property is not occupiable and generates no income.

There is no balance on a mortgage or other financing secured for the property.

Real Estate Taxes for previous 4 years

2021 Real Estate Taxes – info not on file

2022 Real Estate Taxes – info not on file

2023 Real Estate Taxes - \$1,633.90

2024 Real Estate Taxes - \$1,772.90

2025 Real Estate Taxes - \$1,862.90

Assessed Value for previous 4 years

2021 Assessed Value – info not on file

2022 Assessed Value – info not on file

2023 Assessed Value – \$70,700

2024 Assessed Value - \$108,000

2025 Assessed Value – 132,100

No appraisals have been obtained for this property.

This property is owned by 700 Seward Detroit LLC, a Michigan Limited Liability Corporation.

2. The property is not in sellable or rentable condition, there is no listing of this property online.
3. Feasibility of alternative uses for the property that could generate a reasonable economic return:

The alternative use for this property would be to rehabilitate the existing building and either sell or rent that property. Estimates for the rehabilitation of this property range from \$550-\$650,000. The income from a future rent or sale of the property do not justify that level of investment.

Estimated Market Values

- a. In current condition - \$132,100 (per tax assessors office)
- b. After completion of the proposed demolition - \$10,000 (prior to construction as a new parking lot, this figure is per the tax assessors office assessment of 719 Seward)
- c. After renovation of the existing property for continued use (if rehabilitated as a single family home) – Based on sales comparable completed in the past 12 months within a 3 block radius, the property market value could be between \$95,000 and \$200,000.

709 Seward - Historic Home Rehabilitation*Preliminary Cost Estimate**Prepared 4/16/2025***Build with GG, LLC**

2990 W Grand Blvd, Suite M21

Detroit, MI 48202

313-378-5506

Total Hard Costs	\$ 643,362.72
Total Soft Costs	\$ 37,433.63
Grand Total Development Costs	\$ 680,796.35

HARD COST BUDGET

Trade Description	Budget	Notes
Demolition	\$ 18,500.00	
Temp Roof Protection	\$ 7,500.00	the existing roof is damaged structurally and the wood framing needs replacement. A temp roof will be required during construction to further protect the house.
Abatement	\$ 12,500.00	
Foundation Repair	\$ 8,500.00	existing foundation is cracked in two locations
Masonry Restoration	\$ 26,000.00	
Rough Carpentry - Interior	\$ 32,000.00	
Rough Carpentry - Roof Replacement	\$ 55,000.00	
Roofing	\$ 16,000.00	
Foundation Waterproofing	\$ 4,500.00	
Window Opening Flashing	\$ 6,500.00	the existing windows have no flashing which would expose the house to further damage.
Window Replacement	\$ 32,000.00	existing wood windows are deteriorated, assumed new windows would be aluminum clad wood window, spec to be submitted to HDC
Painting - Exterior	\$ 25,000.00	exterior paint color to be within HDC standard for this district
Painting - Interior	\$ 40,000.00	
Landscaping	\$ 10,000.00	
Fencing	\$ 10,000.00	assumed wood fence painted in HDC approved color
Finish Carpentry	\$ 45,000.00	
Tile & Stone	\$ 12,500.00	
New Kitchen Cabinets, Countertops	\$ 12,500.00	
Appliances	\$ 5,000.00	
Plumbing	\$ 35,000.00	
Electrical	\$ 55,000.00	
Mechanical	\$ 45,000.00	
Flooring	\$ 32,000.00	
<i>Subtotal Subcontractor Costs</i>	<i>\$ 546,000.00</i>	
General Conditions	\$ 54,600.00	
Fee	\$ 24,024.00	
Insurance	\$ 18,738.72	
GRAND TOTAL	\$ 643,362.72	

SOFT COST BUDGET

Trade Description	Budget	Notes
Architect Fee	\$ 15,000.00	
MEP Fee	\$ 3,500.00	
Structural Fee	\$ 3,500.00	
Landscaping Fee	\$ 1,500.00	
City of Detroit Permitting	\$ 6,433.63	
Utility Costs	\$ 7,500.00	
GRAND TOTAL	\$ 37,433.63	

Seward SFH Comps (April 2024 - April 2025)

Address	Beds	Baths	Size	OgList	List	Close	\$/ft	DOM
509 Englewood	5	1	1550	\$120,000	\$95,000	\$75,000	\$48	32
801 Euclid	4	1.1	1709	\$89,900	\$89,900	\$93,000	\$54	20
728 Philadelphia	4	1.1	1704	\$209,000	\$209,000	\$194,000	\$114	12
743 Virginia Park	5	3.1	3715	\$250,000	\$250,000	\$210,000	\$57	52
680 Virginia Park	4	2.1	4165	\$429,900	\$429,900	\$376,800	\$90	93
Average			2569	\$219,760	\$214,760	\$189,760	\$73	42
Median			1709	\$209,000	\$209,000	\$194,000	\$57	32

700 Seward Detroit LLC

700 Seward, attn Building Management
Detroit, MI 48202

3/31/2025

City of Detroit Historic District Commission

2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: Demolition of 709 Seward & Construction of New Parking Lot

Dear Historic District Commissioners,

700 Seward Detroit LLC, the owner of 700 Seward, 709 Seward, 719 Seward and 729 Seward, is seeking to demolish the existing single family residential house located at 719 Seward in order to combine 709 & 719 Seward and create a larger parking lot with historic district appropriate landscaping, fencing and lighting. 700 Seward Detroit LLC has owned these parcels since 2018 and has recently completed rehabilitation of 700 Seward (132 units) and 729 Seward (single occupancy).

It is estimated that the rehabilitation of 709 Seward would cost \$250,000 - \$325,000 based on the total cost-at-completion of the rehabilitation of 729 Seward, a property of the same size and original era of construction. 700 Seward Detroit LLC is seeking approval to demolish the structure at 709 Seward due to the overwhelming cost of construction compared to the economic value of the property at completion.


Through the operation of 700 Seward, we have discovered a dire need for safe and secure parking for residents of the various high occupancy buildings along this section of Seward. Tenants of the various buildings on this section of Seward have reported a high volume of car thefts and violent attempted car thefts for tenants and visitors that park on the street. The other parking lots in the area are secured with rolling gates, fences, cameras and lighting and do not experience the same volume of thefts/attempted thefts.

The construction of a secure and attractive surface parking lot would benefit residents and visitors of 700 Seward as well as 741 Seward (the Deborah), 691 Seward (New Center Court Apartments). If this application to demolish 709 Seward is accepted, 700 Seward Detroit LLC will seek re-zoning and combination of the two parcels prior to filing a follow-up

application for the construction of the new parking lot. It is the intent of 700 Seward Detroit LLC to work closely with the HDC to ensure all plantings, fencing and layouts are compliant with the standards of the HDC. No work will proceed to any of the subject parcels without the express permission and approval of the Historic District Commission, City of Detroit PDD and BSEED.

Please do not hesitate to contact us with any requests for information. We can be reached via email at garrity@buildwithgg.com or phone at 313-378-5506.

Thank you for your time and consideration,

 Digitally signed by Sarah Garrity Guenther
DN: C=US,
E=garrity@buildwithgg.com,
O=Build with GG, LLC,
OU=Build with GG, LLC,
CN=Sarah Garrity Guenther
Reason: garrity
Date: 2025.04.16 18:22:09-04'00'

Garrity Guenther
Agent of 700 Seward Detroit LLC

Parcel Information & Historic Use

Parcel 04001823 – 709 Seward – Existing vacant residential house – Prior use as housing by Pan-African Orthodox Christian Church from 1960s-2018 when the property sold to 700 Seward Detroit LLC. There is evidence that several homes were built on the same parcels in 1906, three homes appear on aerial photographs through 1956.

Parcel 04001824 – 719 Seward – Existing parking lot (date of creation unknown, possibly in the 1950s as the house no longer appears on aerial photos and Sanborn maps).

Description of Existing Conditions

Parcel 040001823 - The existing house has been vacant for an undetermined period of time. It was vacant in 2018 when the property was purchased by this owner. The home has incurred two main sources of damage. The roof structure has been damaged and requires replacement of the roof trusses as well as the roof itself. There are signs of a sewer backup in the basement as well as resulting water and mold damage. The foundation is cracked in multiple places and requires new waterproofing. It appear the original wood windows are intact. The original kitchen and flooring appears to have been replaced by the prior owner. A VCT flooring is in place potentially containing asbestos materials.

Parcel 040001824 – The existing parking lot is in poor condition with little to no grading or proper drainage. The existing catch basins are set at too high of an elevation to be effective. There is little to no landscaping.

Description of Project

Demolish existing single family home at 709 Seward. Procure approval of the HDC to seek rezoning of parcel 040001823 to allow for a parking lot. Once zoning is established, submit a new application to HDC that covers the construction of the larger parking lot pursuant to all City of Detroit rules, codes and regulations.

Historic Photographs & Aerial Maps

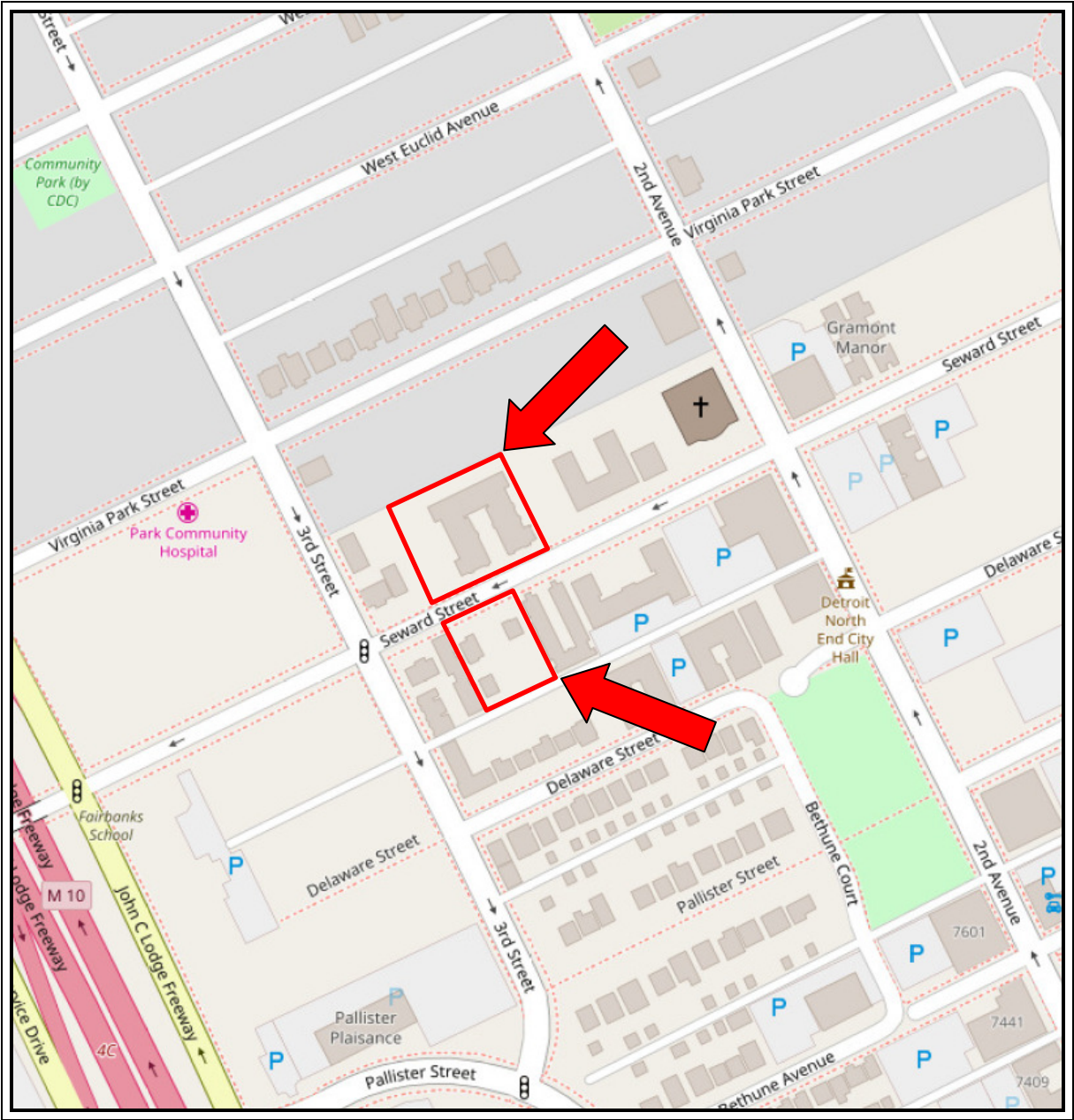
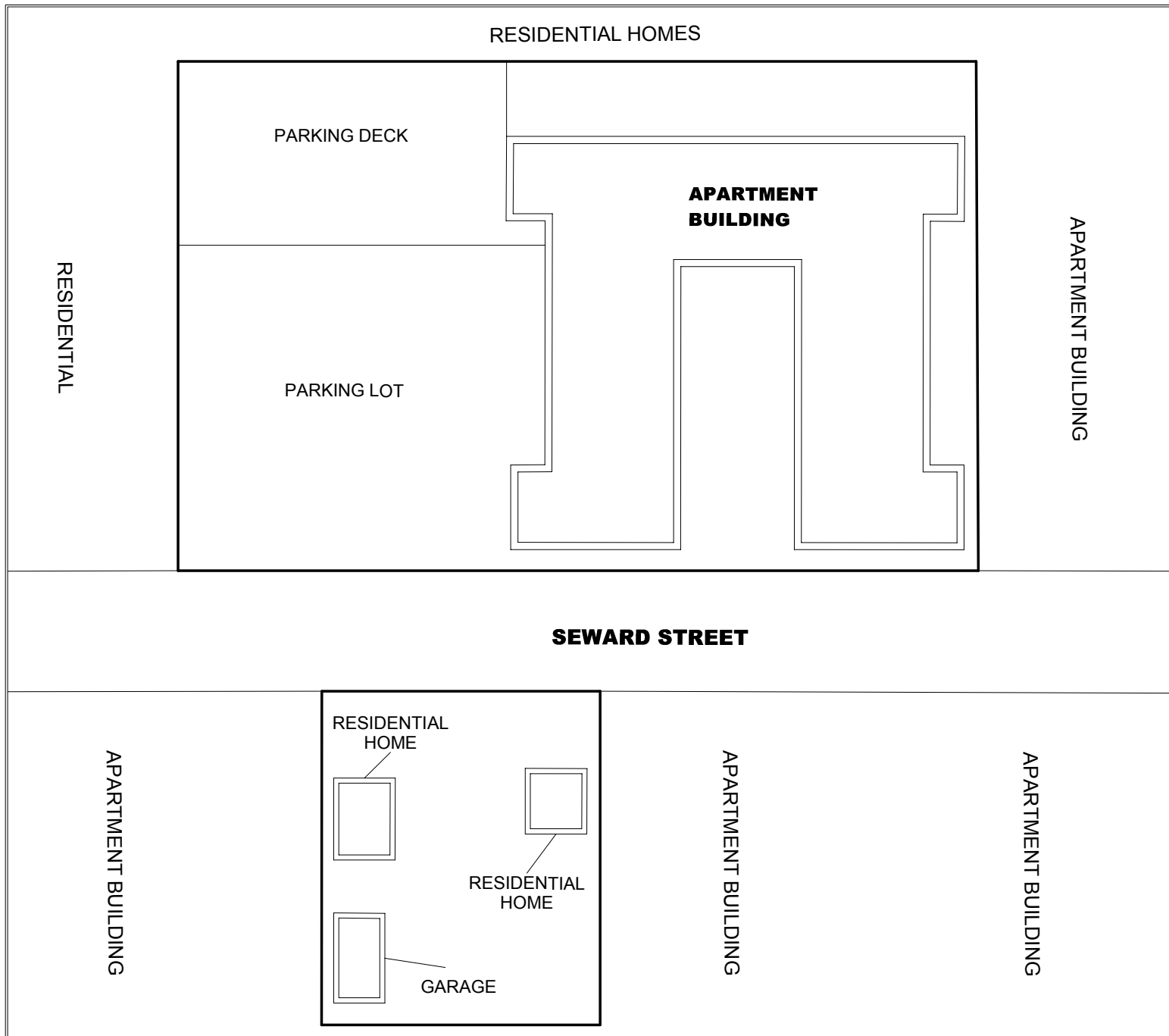


Figure 1
Site Location Map

 <p>APPLIED ENVIRONMENTAL</p> <p>1210 North Maple Rd. Ann Arbor, MI 48103 (734) 975-1970</p>	<p>Apartment Property 700, 709, 719, and 729 Seward Street Detroit, Michigan 48202</p> <p>AE Project No. 18-3007PI</p>	 <p>North Unknown</p> <p>Source: Bing Maps</p>
--	---	--



Legend

— Approximate Subject Property Border

**FIGURE 2
SITE DIAGRAM
1/10/2018**

APARTMENT PROPERTY
700, 709, 719, AND 729
SEWARD STREET
DETROIT, MI 48202



Applied Environmental
1210 N. Maple Road
Ann Arbor, MI 48103
(734) 975-1970



Figure 3
2016 Aerial Photograph



**APPLIED
ENVIRONMENTAL**

1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**

AE Project No. 18-3007PI



North
Scale: 1" = 500'

Source: ERIS



Figure 4
1973 Aerial Photograph


**APPLIED
ENVIRONMENTAL**
1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**
AE Project No. 18-3007PI



North
Scale: 1" = 500'
Source: ERIS



Figure 5
1956 Aerial Photograph



**APPLIED
ENVIRONMENTAL**

1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**

AE Project No. 18-3007PI



North
Scale: 1" = 500'

Source: ERIS



Figure 6
1937 Aerial Photograph



**APPLIED
ENVIRONMENTAL**

1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**

AE Project No. 18-3007PI



**North
Scale: 1" = 500'**

Source: ERIS

Certified Sanborn® Map Report

01/03/18

Site Name:

700 Seward Street
 700 Seward Street
 Detroit, MI 48202
 EDR Inquiry # 5149320.1

Client Name:

Applied Env., Inc.
 1210 North Maple Road
 Ann Arbor, MI 48103-0000
 Contact: Allison Wysocki



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Applied Env., Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:**Certification #** 4DCE-402E-B9B3**PO #** 18-3007PI**Project** 700 Seward Street**Maps Provided:**

2002	1950
1996	1925
1991	1915
1989	1910
1977	
1961	
1957	
1952	



Sanborn® Library search results

Certification #: 4DCE-402E-B9B3

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

*The Sanborn Library LLC Since 1866™***Limited Permission To Make Copies**

Applied Env., Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2018 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



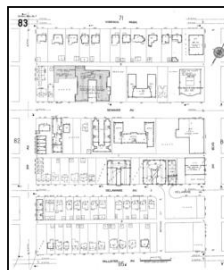
2002 Source Sheets



Volume 9, Sheet 71
2002



Volume 9, Sheet 82
2002



Volume 9, Sheet 83
2002

1996 Source Sheets



Volume 9, Sheet 71
1996



Volume 9, Sheet 83
1996



Volume 9, Sheet 82
1996

1991 Source Sheets



Volume 9, Sheet 82
1991



Volume 9, Sheet 83
1991



Volume 9, Sheet 71
1991

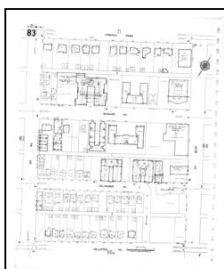
1989 Source Sheets



Volume 9, Sheet 71
1989



Volume 9, Sheet 82
1989



Volume 9, Sheet 83
1989

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



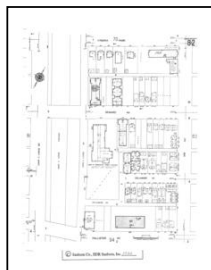
1977 Source Sheets



Volume 9, Sheet 84
1977

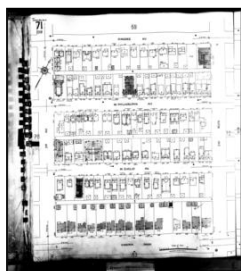


Volume 9, Sheet 71
1977

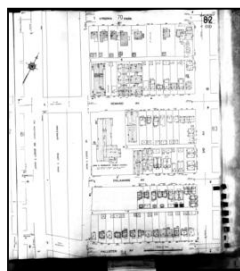


Volume 9, Sheet 82
1977

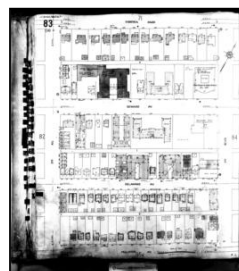
1961 Source Sheets



Volume 9, Sheet 71
1961



Volume 9, Sheet 82
1961

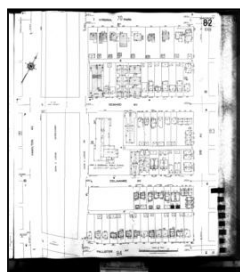


Volume 9, Sheet 83
1961

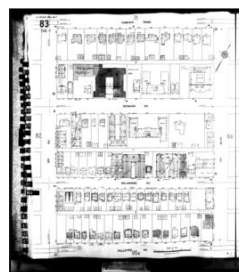
1957 Source Sheets



Volume 9, Sheet 71
1957

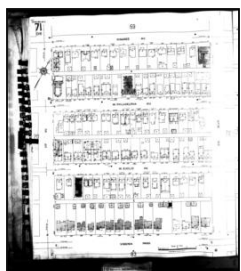


Volume 9, Sheet 82
1957



Volume 9, Sheet 83
1957

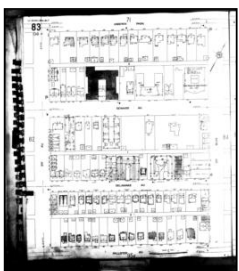
1952 Source Sheets



Volume 9, Sheet 71
1952



Volume 9, Sheet 82
1952



Volume 9, Sheet 83
1952

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1950 Source Sheets



Volume 9, Sheet 71
1950



Volume 9, Sheet 82
1950



Volume 9, Sheet 83
1950

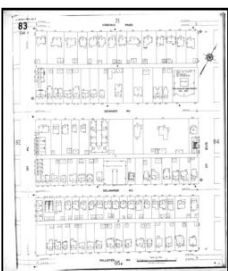
1925 Source Sheets



Volume 9, Sheet 71
1925

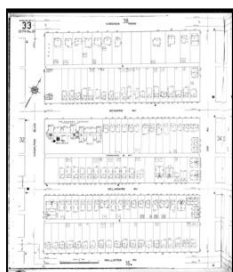


Volume 9, Sheet 82
1925

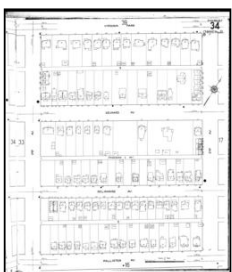


Volume 9, Sheet 83
1925

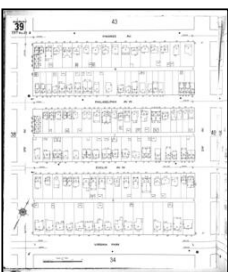
1915 Source Sheets



Volume 9, Sheet 33
1915

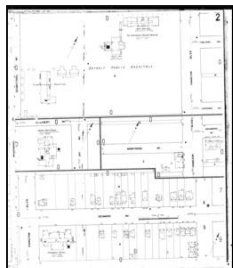


Volume 9, Sheet 34
1915



Volume 9, Sheet 39
1915

1910 Source Sheets



Volume 6, Sheet 2
1910



Volume 6, Sheet 7
1910



Volume 6, Sheet 9
1910



Certified Sanborn® Map

2002



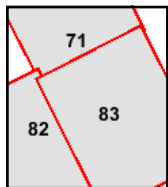
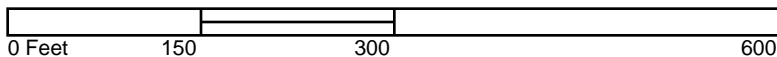
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 2002



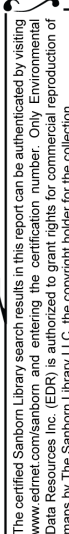
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71



1996

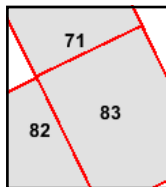


Certification #4DCE-402E-B9B3

Copyright 1996



A horizontal number line representing distance in feet. The line starts at 0 and ends at 600. Major tick marks are labeled at 0, 150, 300, and 600. There are two horizontal brackets above the line. The first bracket spans from 0 to 150 and is labeled "150 feet". The second bracket spans from 150 to 300 and is also labeled "150 feet". A third bracket spans from 300 to 600 and is labeled "300 feet".



Volume 9, Sheet 82
Volume 9, Sheet 83
Volume 9, Sheet 71





Certified Sanborn® Map

1991



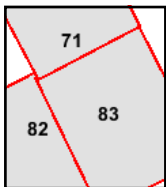
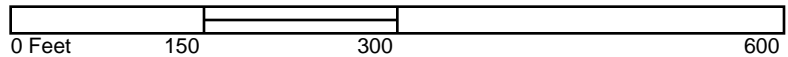
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1991



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 71
 Volume 9, Sheet 83
 Volume 9, Sheet 82





Certified Sanborn® Map

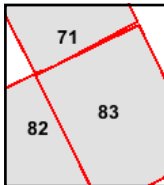
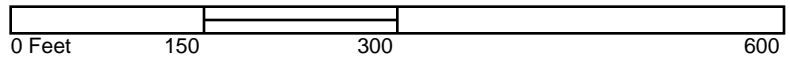
1989



Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1989



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71

The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4DCE-402E-B9B3





Certified Sanborn® Map

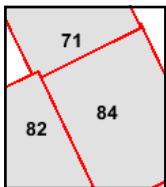
1977



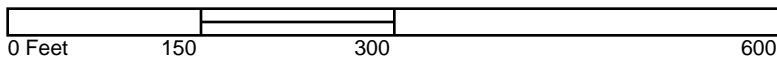
Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1977



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 82
 Volume 9, Sheet 71
 Volume 9, Sheet 84



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3



Certified Sanborn® Map

1961



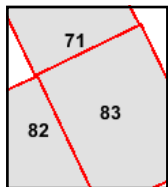
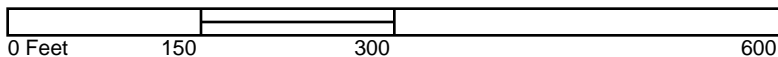
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street
Address: 700 Seward Street
City, ST, ZIP: Detroit, MI 48202
Client: Applied Env., Inc.
EDR Inquiry: 5149320.1
Order Date: 01/03/2018
Certification # 4DCE-402E-B9B3
Copyright 1961



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



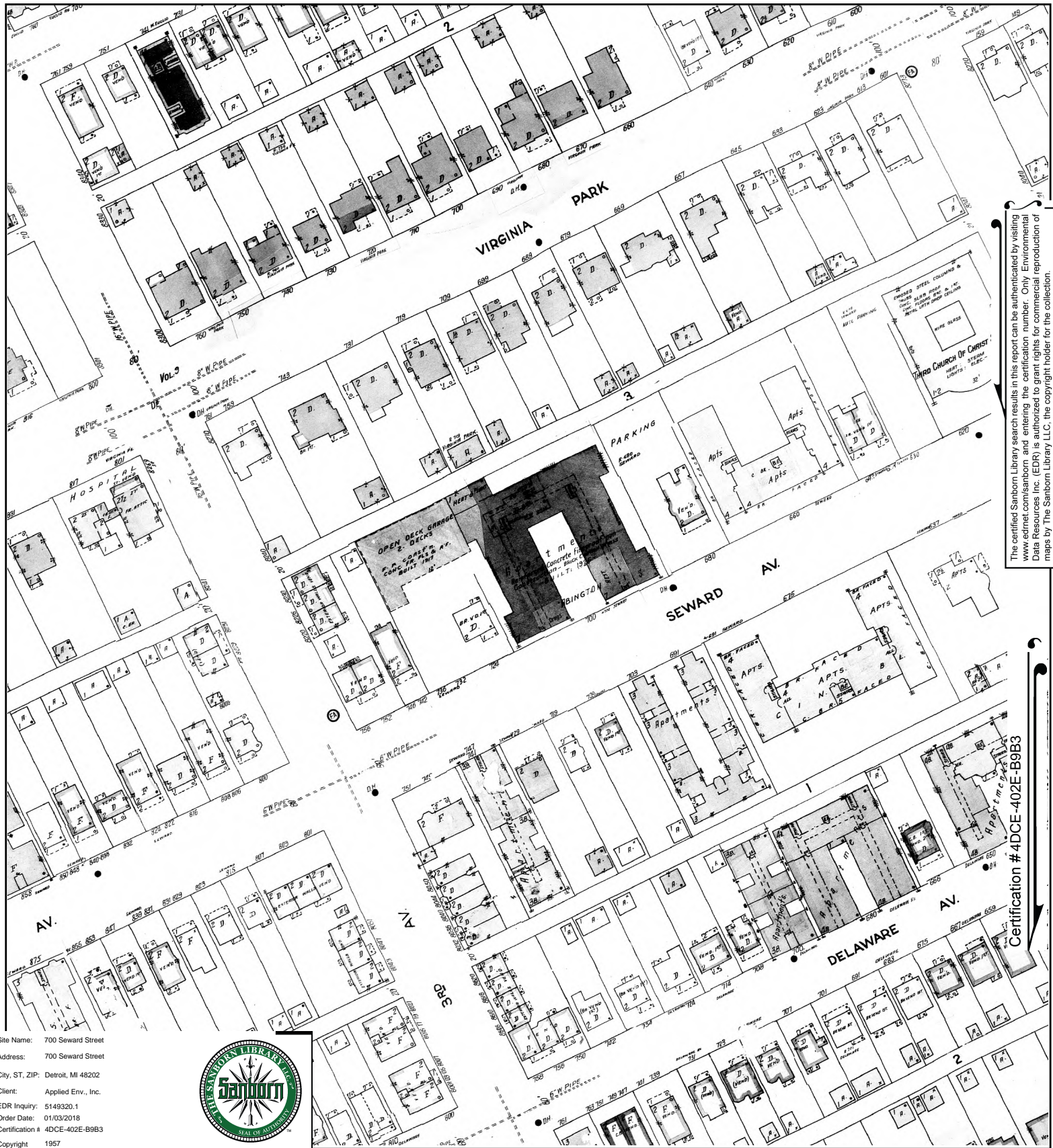
Volume 9, Sheet 83
Volume 9, Sheet 82
Volume 9, Sheet 71





Certified Sanborn® Map

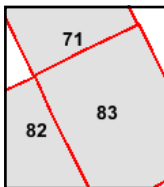
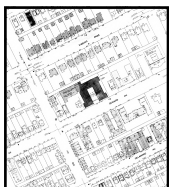
1957



Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1957



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71

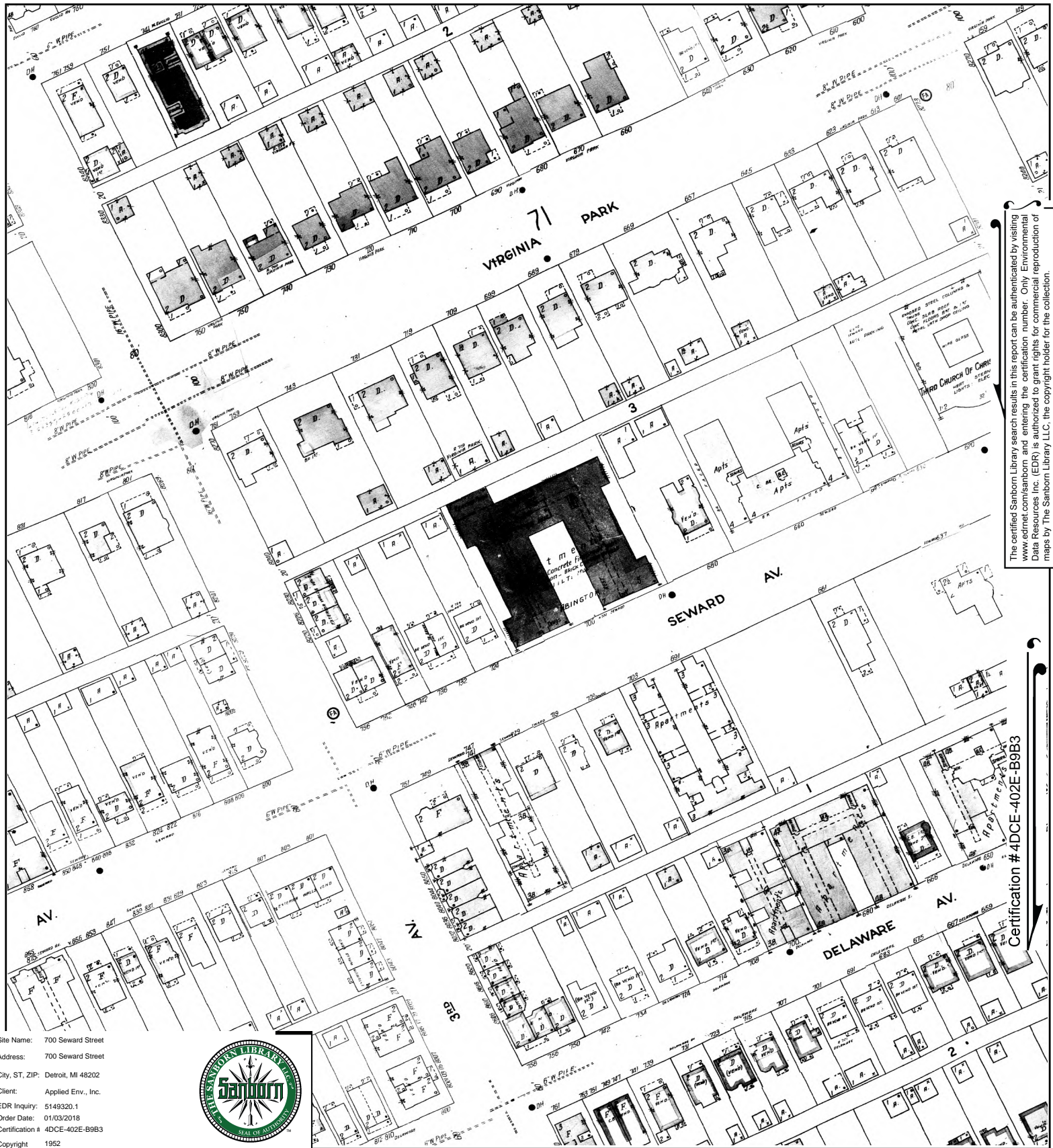
0 Feet 150 300 600





Certified Sanborn® Map

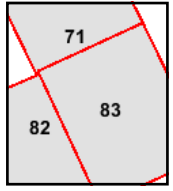
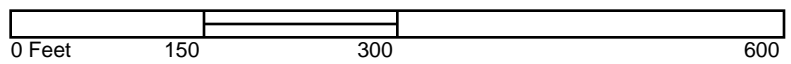
1952



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4DCE-402E-B9B3

This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



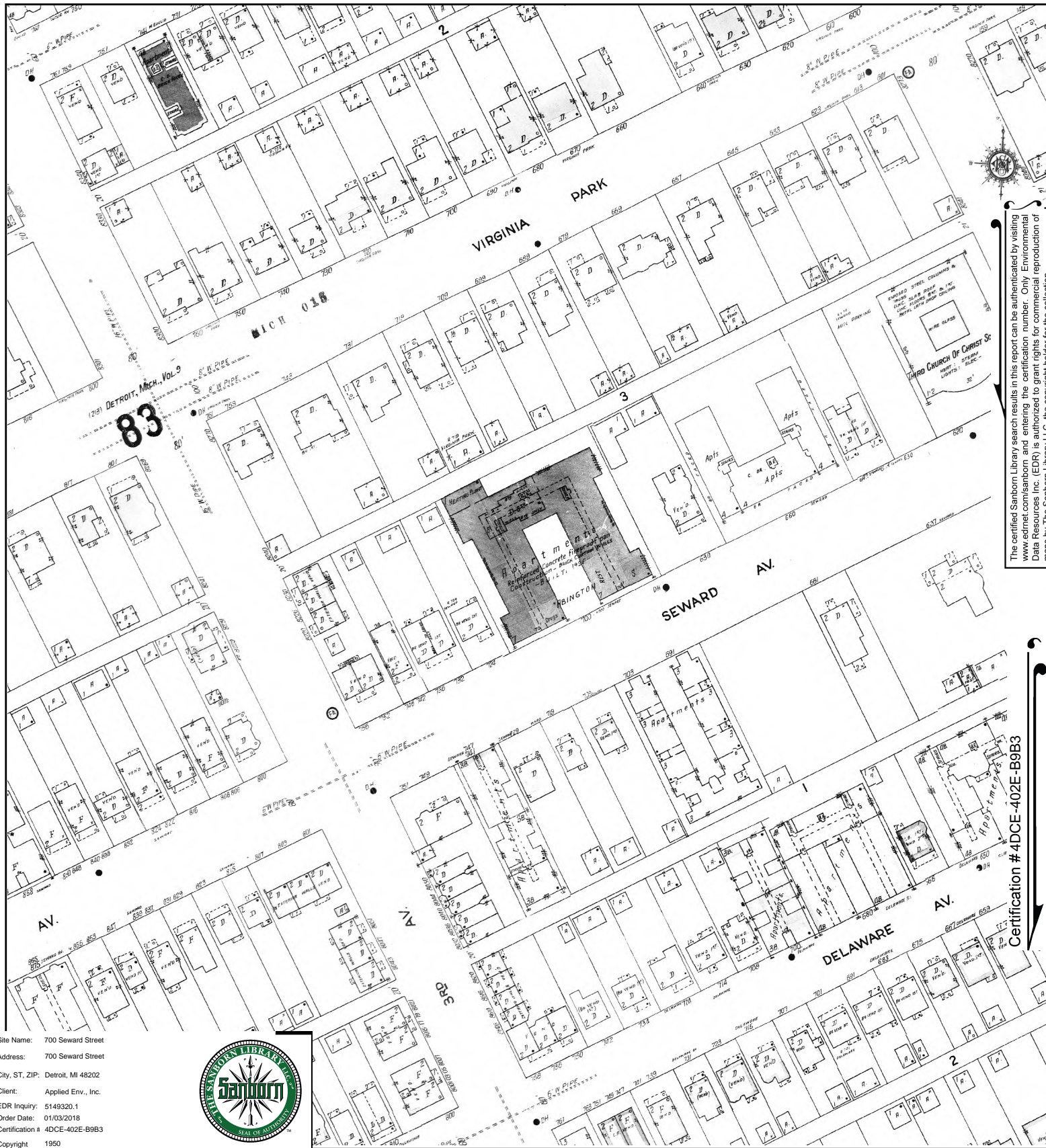
Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71





Certified Sanborn® Map

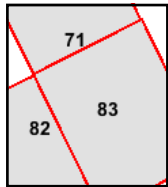
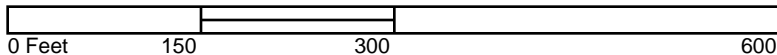
1950



Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1950



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71





Certified Sanborn® Map

1925



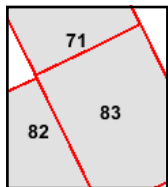
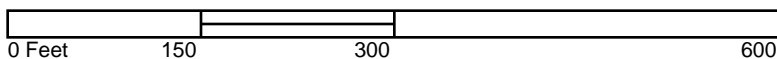
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street
Address: 700 Seward Street
City, ST, ZIP: Detroit, MI 48202
Client: Applied Env., Inc.
EDR Inquiry: 5149320.1
Order Date: 01/03/2018
Certification # 4DCE-402E-B9B3
Copyright 1925



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



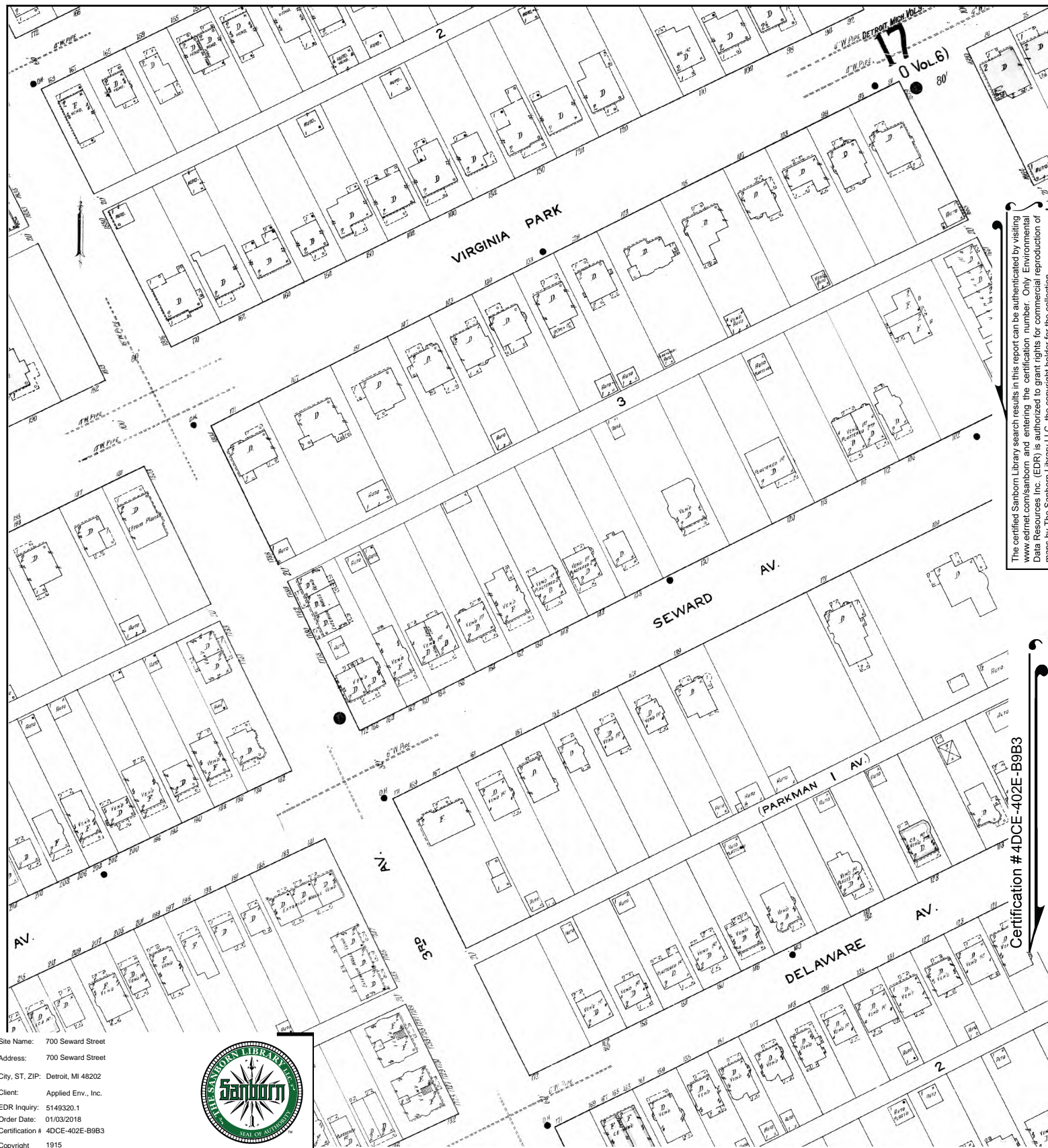
Volume 9, Sheet 83
Volume 9, Sheet 82
Volume 9, Sheet 71





Certified Sanborn® Map

1915



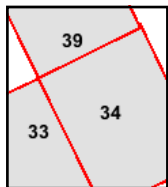
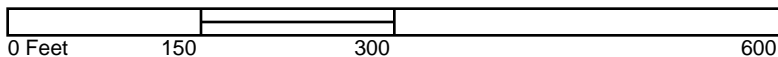
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street
Address: 700 Seward Street
City, ST, ZIP: Detroit, MI 48202
Client: Applied Env., Inc.
EDR Inquiry: 5149320.1
Order Date: 01/03/2018
Certification # 4DCE-402E-B9B3
Copyright 1915



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



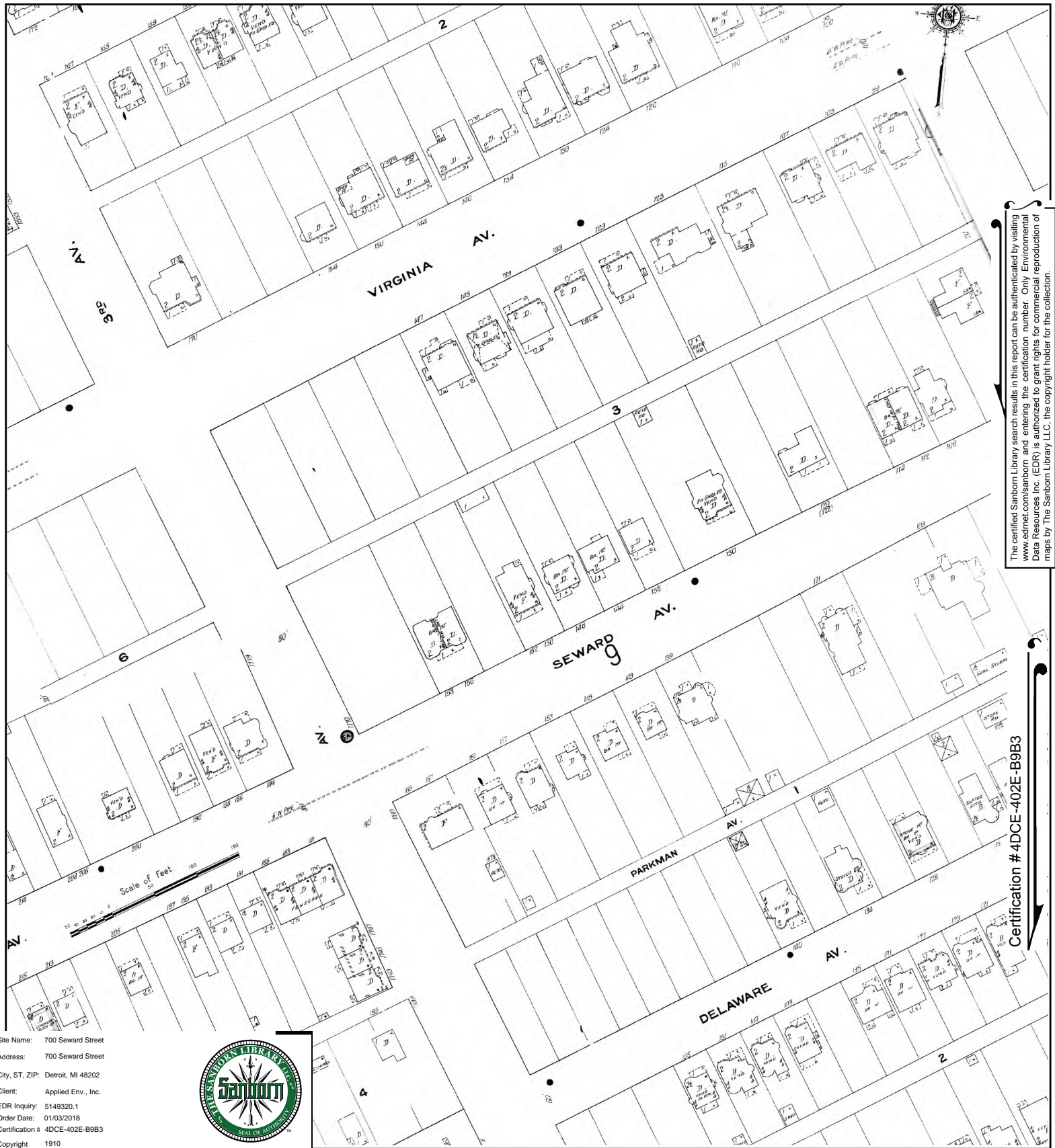
Volume 9, Sheet 39
Volume 9, Sheet 34
Volume 9, Sheet 33



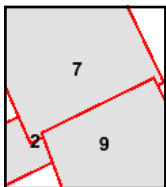


Certified Sanborn® Map

1910



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 6, Sheet 9
 Volume 6, Sheet 7
 Volume 6, Sheet 2

The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Current Photographs











Economics of Demolition vs. Rehabilitation

Economic Data

1. 709 Seward was purchased as a part of 700 Seward for a lump sum value. All properties owned by the Pan African Orthodox Christian Church were sold in a lump sum cash deal. The cost of 709 Seward's acquisition was not broken out by the seller or the buyer. The parcel was purchased on January 9th 2018 from the Pan African Orthodox Christian Church. The Owner of Record is 700 Seward Detroit. The applicant is Garrity Guenther Langs, the Owner's hired local representative. There is no relationship between the Owner of Record and the prior owner beyond the sale of the property. There is no relationship between the Applicant and the prior owner.

Annual gross and net income: this property is not occupiable and generates no income.

There is no balance on a mortgage or other financing secured for the property.

Real Estate Taxes for previous 4 years

2021 Real Estate Taxes – info not on file

2022 Real Estate Taxes – info not on file

2023 Real Estate Taxes - \$1,633.90

2024 Real Estate Taxes - \$1,772.90

2025 Real Estate Taxes - \$1,862.90

Assessed Value for previous 4 years

2021 Assessed Value – info not on file

2022 Assessed Value – info not on file

2023 Assessed Value – \$70,700

2024 Assessed Value - \$108,000

2025 Assessed Value – 132,100

No appraisals have been obtained for this property.

This property is owned by 700 Seward Detroit LLC, a Michigan Limited Liability Corporation.

2. The property is not in sellable or rentable condition, there is no listing of this property online.
3. Feasibility of alternative uses for the property that could generate a reasonable economic return:

The alternative use for this property would be to rehabilitate the existing building and either sell or rent that property. Estimates for the rehabilitation of this property range from \$550-\$650,000. The income from a future rent or sale of the property do not justify that level of investment.

Estimated Market Values

- a. In current condition - \$132,100 (per tax assessors office)
- b. After completion of the proposed demolition - \$10,000 (prior to construction as a new parking lot, this figure is per the tax assessors office assessment of 719 Seward)
- c. After renovation of the existing property for continued use (if rehabilitated as a single family home) – Based on sales comparable completed in the past 12 months within a 3 block radius, the property market value could be between \$95,000 and \$200,000.

709 Seward - Historic Home Rehabilitation*Preliminary Cost Estimate**Prepared 4/16/2025***Build with GG, LLC**

2990 W Grand Blvd, Suite M21

Detroit, MI 48202

313-378-5506

Total Hard Costs	\$ 643,362.72
Total Soft Costs	\$ 37,433.63
Grand Total Development Costs	\$ 680,796.35

HARD COST BUDGET

Trade Description	Budget	Notes
Demolition	\$ 18,500.00	
Temp Roof Protection	\$ 7,500.00	the existing roof is damaged structurally and the wood framing needs replacement. A temp roof will be required during construction to further protect the house.
Abatement	\$ 12,500.00	
Foundation Repair	\$ 8,500.00	existing foundation is cracked in two locations
Masonry Restoration	\$ 26,000.00	
Rough Carpentry - Interior	\$ 32,000.00	
Rough Carpentry - Roof Replacement	\$ 55,000.00	
Roofing	\$ 16,000.00	
Foundation Waterproofing	\$ 4,500.00	
Window Opening Flashing	\$ 6,500.00	the existing windows have no flashing which would expose the house to further damage.
Window Replacement	\$ 32,000.00	existing wood windows are deteriorated, assumed new windows would be aluminum clad wood window, spec to be submitted to HDC
Painting - Exterior	\$ 25,000.00	exterior paint color to be within HDC standard for this district
Painting - Interior	\$ 40,000.00	
Landscaping	\$ 10,000.00	
Fencing	\$ 10,000.00	assumed wood fence painted in HDC approved color
Finish Carpentry	\$ 45,000.00	
Tile & Stone	\$ 12,500.00	
New Kitchen Cabinets, Countertops	\$ 12,500.00	
Appliances	\$ 5,000.00	
Plumbing	\$ 35,000.00	
Electrical	\$ 55,000.00	
Mechanical	\$ 45,000.00	
Flooring	\$ 32,000.00	
<i>Subtotal Subcontractor Costs</i>	<i>\$ 546,000.00</i>	
General Conditions	\$ 54,600.00	
Fee	\$ 24,024.00	
Insurance	\$ 18,738.72	
GRAND TOTAL	\$ 643,362.72	

SOFT COST BUDGET

Trade Description	Budget	Notes
Architect Fee	\$ 15,000.00	
MEP Fee	\$ 3,500.00	
Structural Fee	\$ 3,500.00	
Landscaping Fee	\$ 1,500.00	
City of Detroit Permitting	\$ 6,433.63	
Utility Costs	\$ 7,500.00	
GRAND TOTAL	\$ 37,433.63	

Seward SFH Comps (April 2024 - April 2025)

Address	Beds	Baths	Size	OgList	List	Close	\$/ft	DOM
509 Englewood	5	1	1550	\$120,000	\$95,000	\$75,000	\$48	32
801 Euclid	4	1.1	1709	\$89,900	\$89,900	\$93,000	\$54	20
728 Philadelphia	4	1.1	1704	\$209,000	\$209,000	\$194,000	\$114	12
743 Virginia Park	5	3.1	3715	\$250,000	\$250,000	\$210,000	\$57	52
680 Virginia Park	4	2.1	4165	\$429,900	\$429,900	\$376,800	\$90	93
Average			2569	\$219,760	\$214,760	\$189,760	\$73	42
Median			1709	\$209,000	\$209,000	\$194,000	\$57	32

700 Seward Detroit LLC

700 Seward, attn Building Management
Detroit, MI 48202

3/31/2025

City of Detroit Historic District Commission

2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: Demolition of 709 Seward & Construction of New Parking Lot

Dear Historic District Commissioners,

700 Seward Detroit LLC, the owner of 700 Seward, 709 Seward, 719 Seward and 729 Seward, is seeking to demolish the existing single family residential house located at 719 Seward in order to combine 709 & 719 Seward and create a larger parking lot with historic district appropriate landscaping, fencing and lighting. 700 Seward Detroit LLC has owned these parcels since 2018 and has recently completed rehabilitation of 700 Seward (132 units) and 729 Seward (single occupancy).

It is estimated that the rehabilitation of 709 Seward would cost \$250,000 - \$325,000 based on the total cost-at-completion of the rehabilitation of 729 Seward, a property of the same size and original era of construction. 700 Seward Detroit LLC is seeking approval to demolish the structure at 709 Seward due to the overwhelming cost of construction compared to the economic value of the property at completion.


Through the operation of 700 Seward, we have discovered a dire need for safe and secure parking for residents of the various high occupancy buildings along this section of Seward. Tenants of the various buildings on this section of Seward have reported a high volume of car thefts and violent attempted car thefts for tenants and visitors that park on the street. The other parking lots in the area are secured with rolling gates, fences, cameras and lighting and do not experience the same volume of thefts/attempted thefts.

The construction of a secure and attractive surface parking lot would benefit residents and visitors of 700 Seward as well as 741 Seward (the Deborah), 691 Seward (New Center Court Apartments). If this application to demolish 709 Seward is accepted, 700 Seward Detroit LLC will seek re-zoning and combination of the two parcels prior to filing a follow-up

application for the construction of the new parking lot. It is the intent of 700 Seward Detroit LLC to work closely with the HDC to ensure all plantings, fencing and layouts are compliant with the standards of the HDC. No work will proceed to any of the subject parcels without the express permission and approval of the Historic District Commission, City of Detroit PDD and BSEED.

Please do not hesitate to contact us with any requests for information. We can be reached via email at garrity@buildwithgg.com or phone at 313-378-5506.

Thank you for your time and consideration,

 Digitally signed by Sarah Garrity Guenther
DN: C=US,
E=garrity@buildwithgg.com,
O=Build with GG, LLC,
OU=Build with GG, LLC,
CN=Sarah Garrity Guenther
Reason: garrity
Date: 2025.04.16 18:22:09-04'00'

Garrity Guenther
Agent of 700 Seward Detroit LLC

Parcel Information & Historic Use

Parcel 04001823 – 709 Seward – Existing vacant residential house – Prior use as housing by Pan-African Orthodox Christian Church from 1960s-2018 when the property sold to 700 Seward Detroit LLC. There is evidence that several homes were built on the same parcels in 1906, three homes appear on aerial photographs through 1956.

Parcel 04001824 – 719 Seward – Existing parking lot (date of creation unknown, possibly in the 1950s as the house no longer appears on aerial photos and Sanborn maps).

Description of Existing Conditions

Parcel 040001823 - The existing house has been vacant for an undetermined period of time. It was vacant in 2018 when the property was purchased by this owner. The home has incurred two main sources of damage. The roof structure has been damaged and requires replacement of the roof trusses as well as the roof itself. There are signs of a sewer backup in the basement as well as resulting water and mold damage. The foundation is cracked in multiple places and requires new waterproofing. It appear the original wood windows are intact. The original kitchen and flooring appears to have been replaced by the prior owner. A VCT flooring is in place potentially containing asbestos materials.

Parcel 040001824 – The existing parking lot is in poor condition with little to no grading or proper drainage. The existing catch basins are set at too high of an elevation to be effective. There is little to no landscaping.

Description of Project

Demolish existing single family home at 709 Seward. Procure approval of the HDC to seek rezoning of parcel 040001823 to allow for a parking lot. Once zoning is established, submit a new application to HDC that covers the construction of the larger parking lot pursuant to all City of Detroit rules, codes and regulations.

Historic Photographs & Aerial Maps

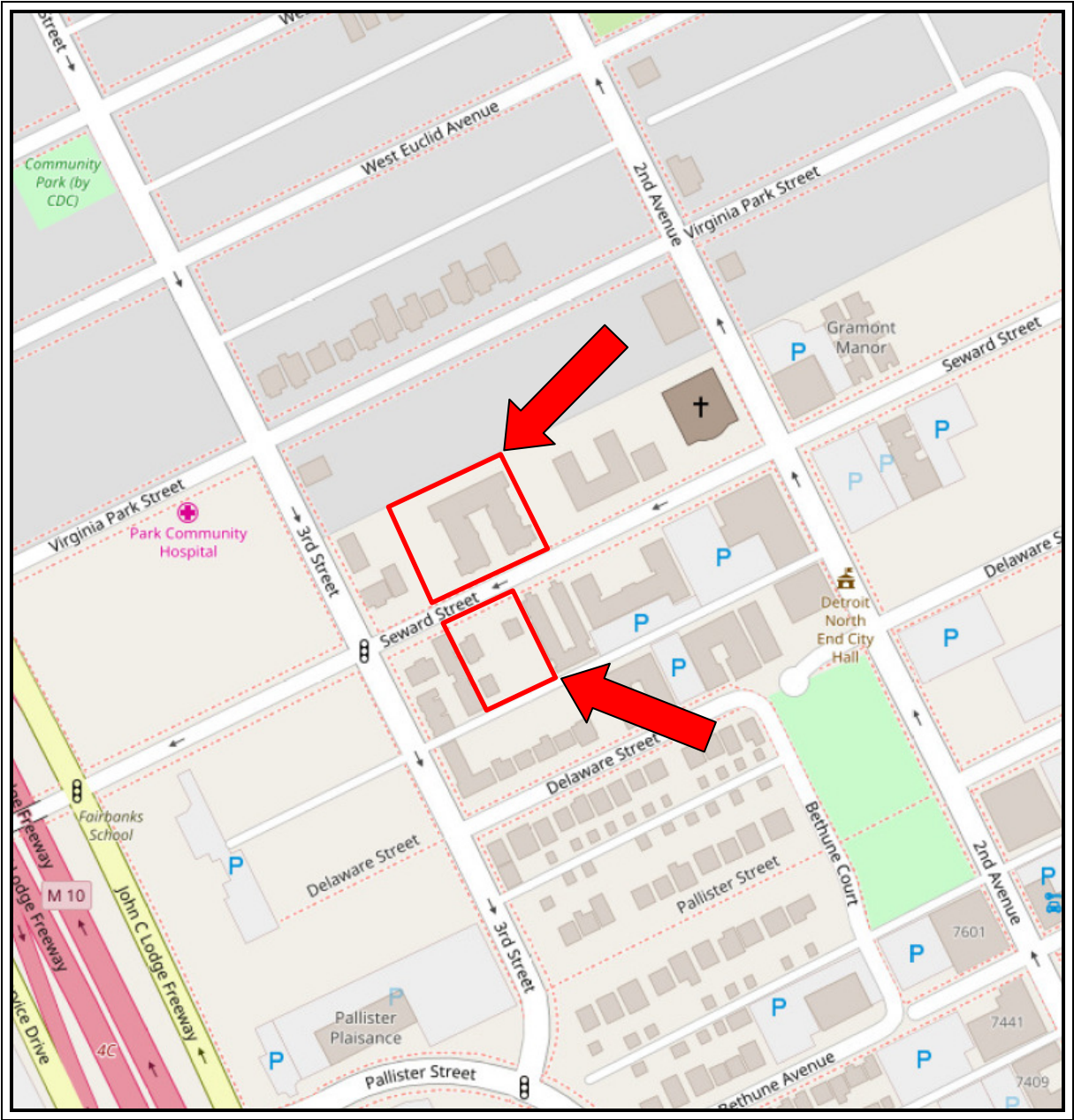
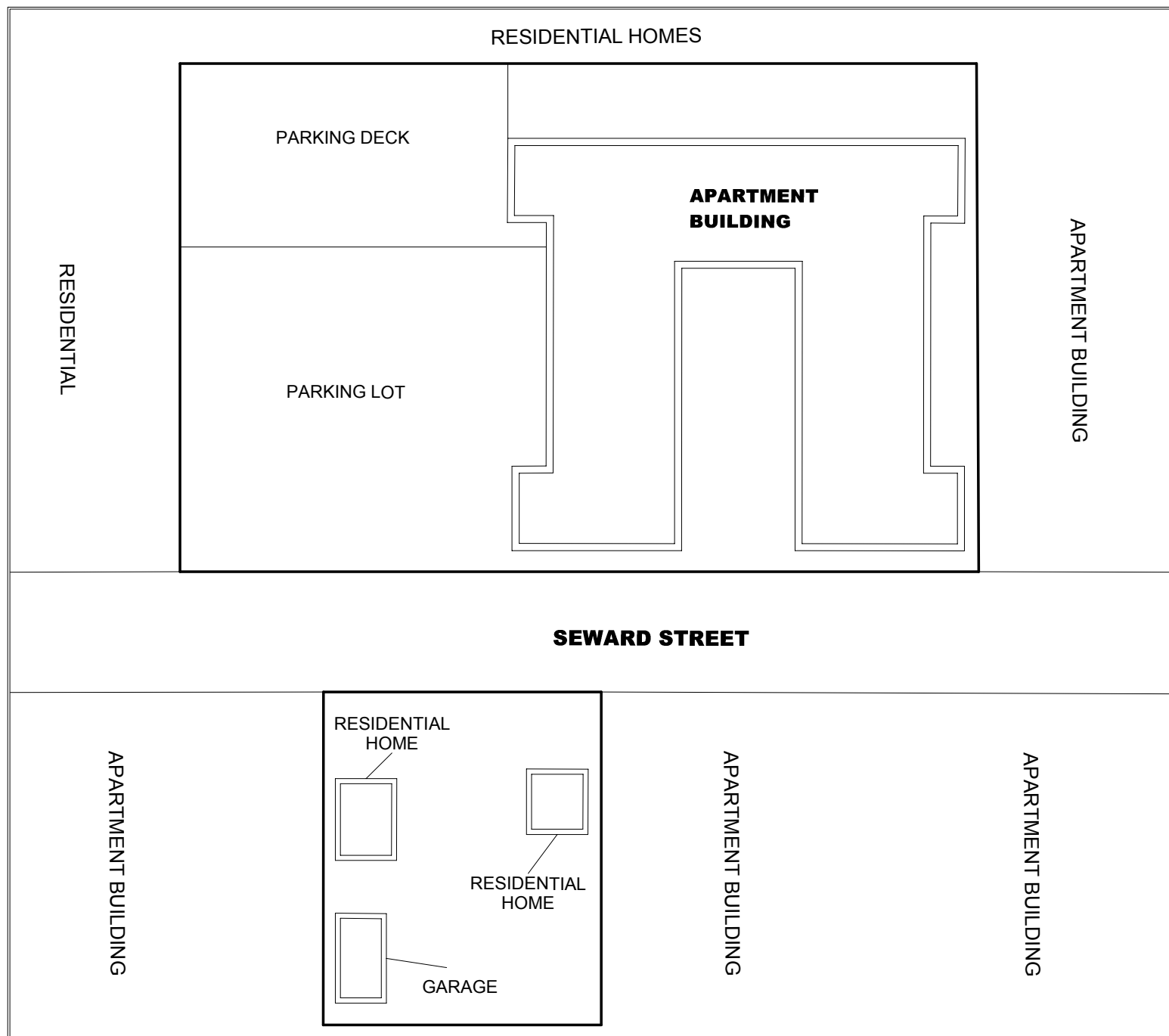


Figure 1
Site Location Map

 <p>APPLIED ENVIRONMENTAL</p> <p>1210 North Maple Rd. Ann Arbor, MI 48103 (734) 975-1970</p>	<p>Apartment Property 700, 709, 719, and 729 Seward Street Detroit, Michigan 48202</p> <p>AE Project No. 18-3007PI</p>	 <p>North Unknown</p> <p>Source: Bing Maps</p>
--	---	--



Legend

— Approximate Subject Property Border

**FIGURE 2
SITE DIAGRAM
1/10/2018**

APARTMENT PROPERTY
700, 709, 719, AND 729
SEWARD STREET
DETROIT, MI 48202



Applied Environmental
1210 N. Maple Road
Ann Arbor, MI 48103
(734) 975-1970



Figure 3
2016 Aerial Photograph



**APPLIED
ENVIRONMENTAL**

1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**

AE Project No. 18-3007PI



North
Scale: 1" = 500'

Source: ERIS



Figure 4
1973 Aerial Photograph


**APPLIED
ENVIRONMENTAL**
1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**
AE Project No. 18-3007PI



North
Scale: 1" = 500'
Source: ERIS



Figure 5
1956 Aerial Photograph



**APPLIED
ENVIRONMENTAL**

1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**

AE Project No. 18-3007PI



North
Scale: 1" = 500'

Source: ERIS



Figure 6
1937 Aerial Photograph



**APPLIED
ENVIRONMENTAL**

1210 North Maple Rd.
Ann Arbor, MI 48103
(734) 975-1970

**Apartment Property
700, 709, 719, and 729
Seward Street
Detroit, Michigan 48202**

AE Project No. 18-3007PI



**North
Scale: 1" = 500'**

Source: ERIS

Certified Sanborn® Map Report

01/03/18

Site Name:

700 Seward Street
 700 Seward Street
 Detroit, MI 48202
 EDR Inquiry # 5149320.1

Client Name:

Applied Env., Inc.
 1210 North Maple Road
 Ann Arbor, MI 48103-0000
 Contact: Allison Wysocki



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Applied Env., Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:**Certification #** 4DCE-402E-B9B3**PO #** 18-3007PI**Project** 700 Seward Street**Maps Provided:**

2002	1950
1996	1925
1991	1915
1989	1910
1977	
1961	
1957	
1952	



Sanborn® Library search results

Certification #: 4DCE-402E-B9B3

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

*The Sanborn Library LLC Since 1866™***Limited Permission To Make Copies**

Applied Env., Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2018 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



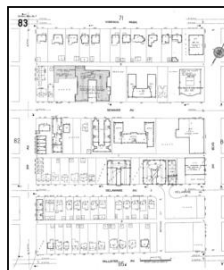
2002 Source Sheets



Volume 9, Sheet 71
2002



Volume 9, Sheet 82
2002



Volume 9, Sheet 83
2002

1996 Source Sheets



Volume 9, Sheet 71
1996



Volume 9, Sheet 83
1996



Volume 9, Sheet 82
1996

1991 Source Sheets



Volume 9, Sheet 82
1991



Volume 9, Sheet 83
1991



Volume 9, Sheet 71
1991

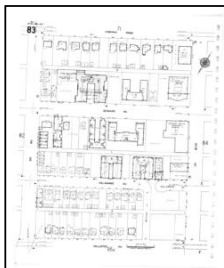
1989 Source Sheets



Volume 9, Sheet 71
1989



Volume 9, Sheet 82
1989



Volume 9, Sheet 83
1989

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1977 Source Sheets



Volume 9, Sheet 84
1977

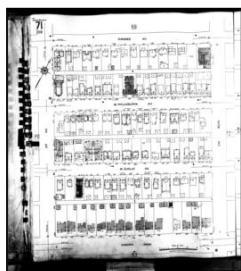


Volume 9, Sheet 71
1977

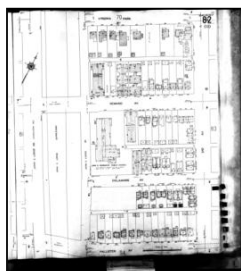


Volume 9, Sheet 82
1977

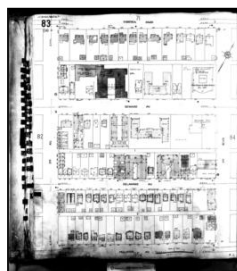
1961 Source Sheets



Volume 9, Sheet 71
1961



Volume 9, Sheet 82
1961

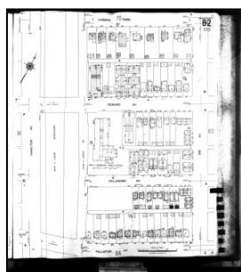


Volume 9, Sheet 83
1961

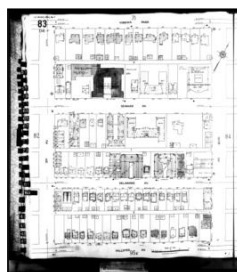
1957 Source Sheets



Volume 9, Sheet 71
1957

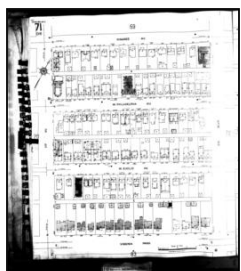


Volume 9, Sheet 82
1957



Volume 9, Sheet 83
1957

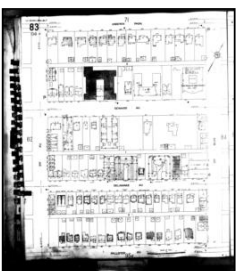
1952 Source Sheets



Volume 9, Sheet 71
1952



Volume 9, Sheet 82
1952



Volume 9, Sheet 83
1952

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1950 Source Sheets



Volume 9, Sheet 71
1950



Volume 9, Sheet 82
1950



Volume 9, Sheet 83
1950

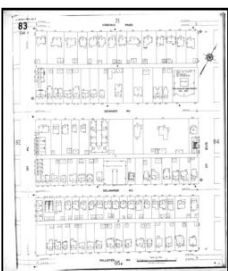
1925 Source Sheets



Volume 9, Sheet 71
1925

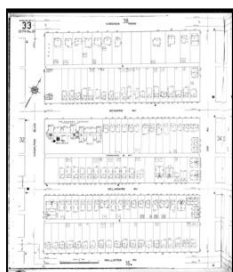


Volume 9, Sheet 82
1925

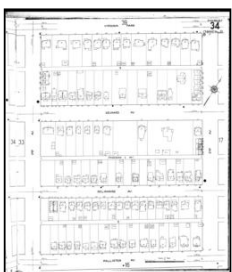


Volume 9, Sheet 83
1925

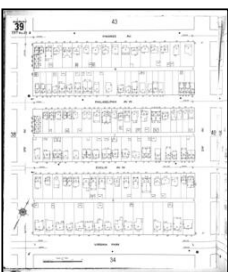
1915 Source Sheets



Volume 9, Sheet 33
1915

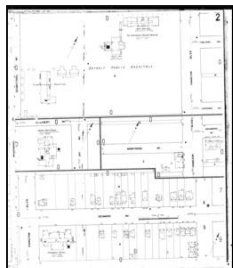


Volume 9, Sheet 34
1915



Volume 9, Sheet 39
1915

1910 Source Sheets



Volume 6, Sheet 2
1910



Volume 6, Sheet 7
1910



Volume 6, Sheet 9
1910



Certified Sanborn® Map

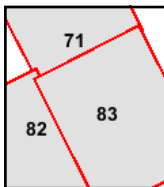
2002



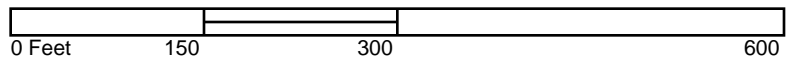
Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 2002



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3



Certified Sanborn® Map

1996



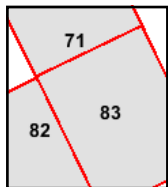
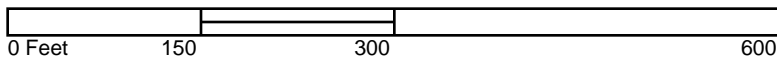
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4DCE-402E-B9B3

Site Name: 700 Seward Street
Address: 700 Seward Street
City, ST, ZIP: Detroit, MI 48202
Client: Applied Env., Inc.
EDR Inquiry: 5149320.1
Order Date: 01/03/2018
Certification # 4DCE-402E-B9B3
Copyright 1996



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 82
Volume 9, Sheet 83
Volume 9, Sheet 71



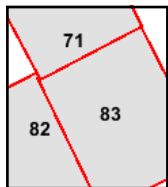
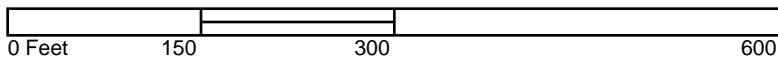


Certified Sanborn® Map

1991



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 71
 Volume 9, Sheet 83
 Volume 9, Sheet 82



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3



Certified Sanborn® Map

1989



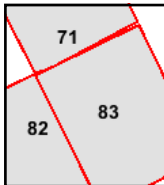
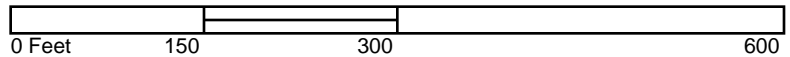
Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1989



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4DCE-402E-B9B3

This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71





Certified Sanborn® Map

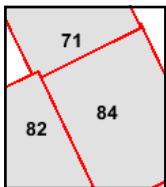
1977



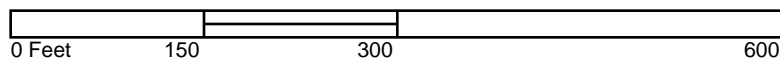
Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1977



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



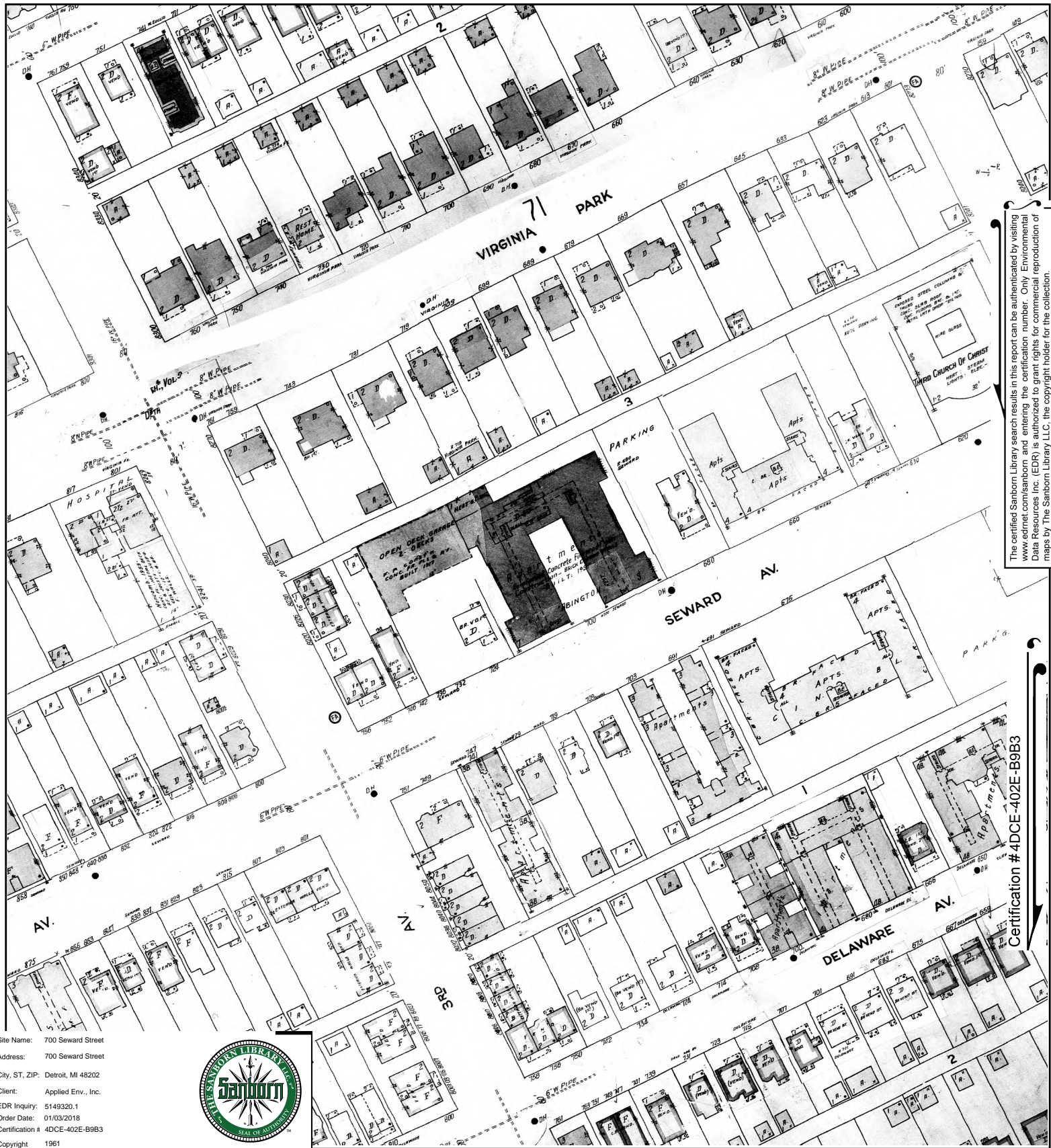
Volume 9, Sheet 82
 Volume 9, Sheet 71
 Volume 9, Sheet 84





Certified Sanborn® Map

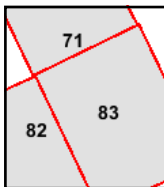
1961



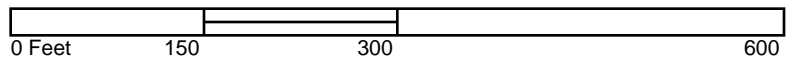
Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1961



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71



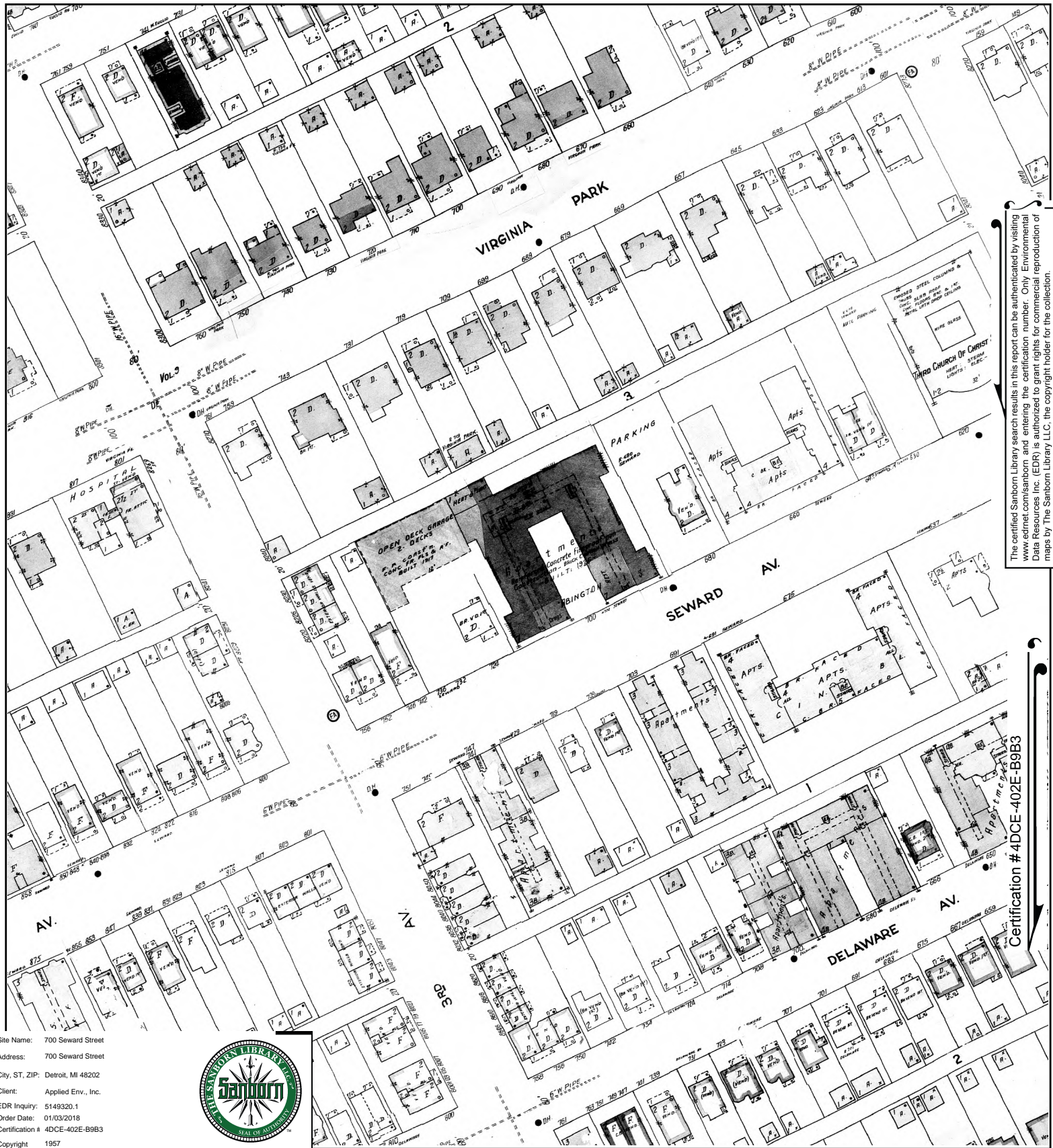
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3



Certified Sanborn® Map

1957



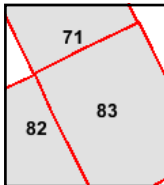
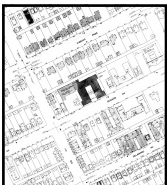
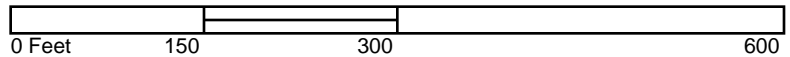
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4DCE-402E-B9B3

Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1957



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



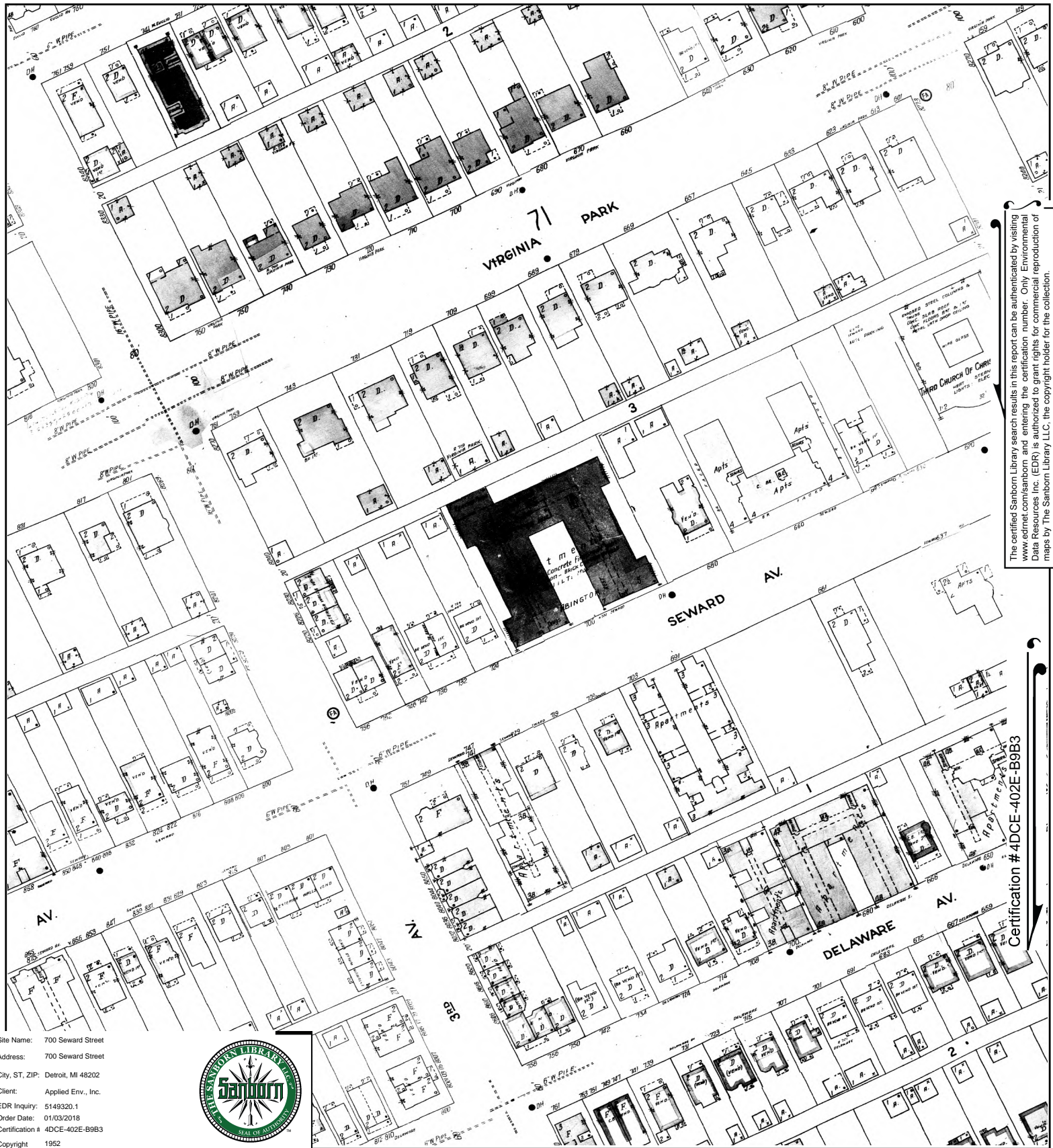
Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71





Certified Sanborn® Map

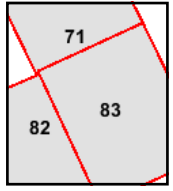
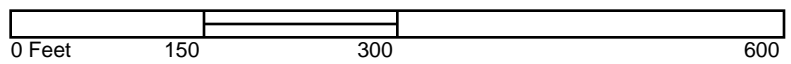
1952



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4DCE-402E-B9B3

This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



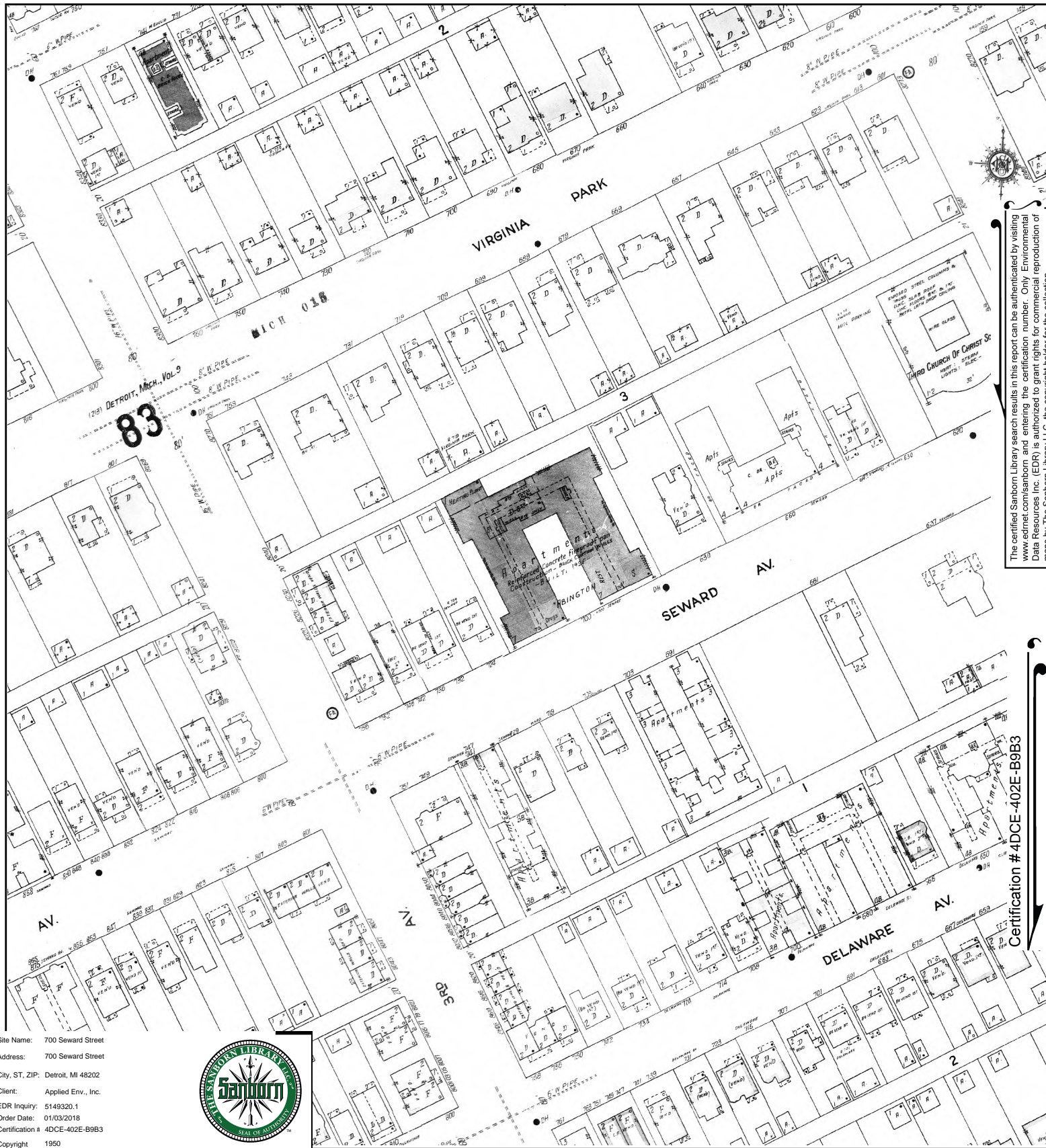
Volume 9, Sheet 83
 Volume 9, Sheet 82
 Volume 9, Sheet 71





Certified Sanborn® Map

1950



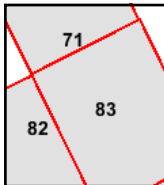
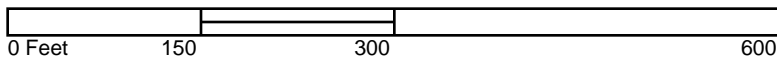
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4DCE-402E-B9B3

Site Name: 700 Seward Street
Address: 700 Seward Street
City, ST, ZIP: Detroit, MI 48202
Client: Applied Env., Inc.
EDR Inquiry: 5149320.1
Order Date: 01/03/2018
Certification # 4DCE-402E-B9B3
Copyright 1950



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83
Volume 9, Sheet 82
Volume 9, Sheet 71





Certified Sanborn® Map

1925



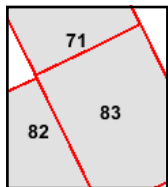
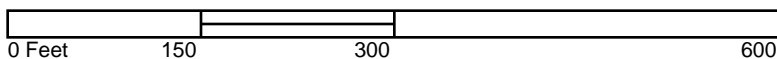
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street
Address: 700 Seward Street
City, ST, ZIP: Detroit, MI 48202
Client: Applied Env., Inc.
EDR Inquiry: 5149320.1
Order Date: 01/03/2018
Certification # 4DCE-402E-B9B3
Copyright 1925



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



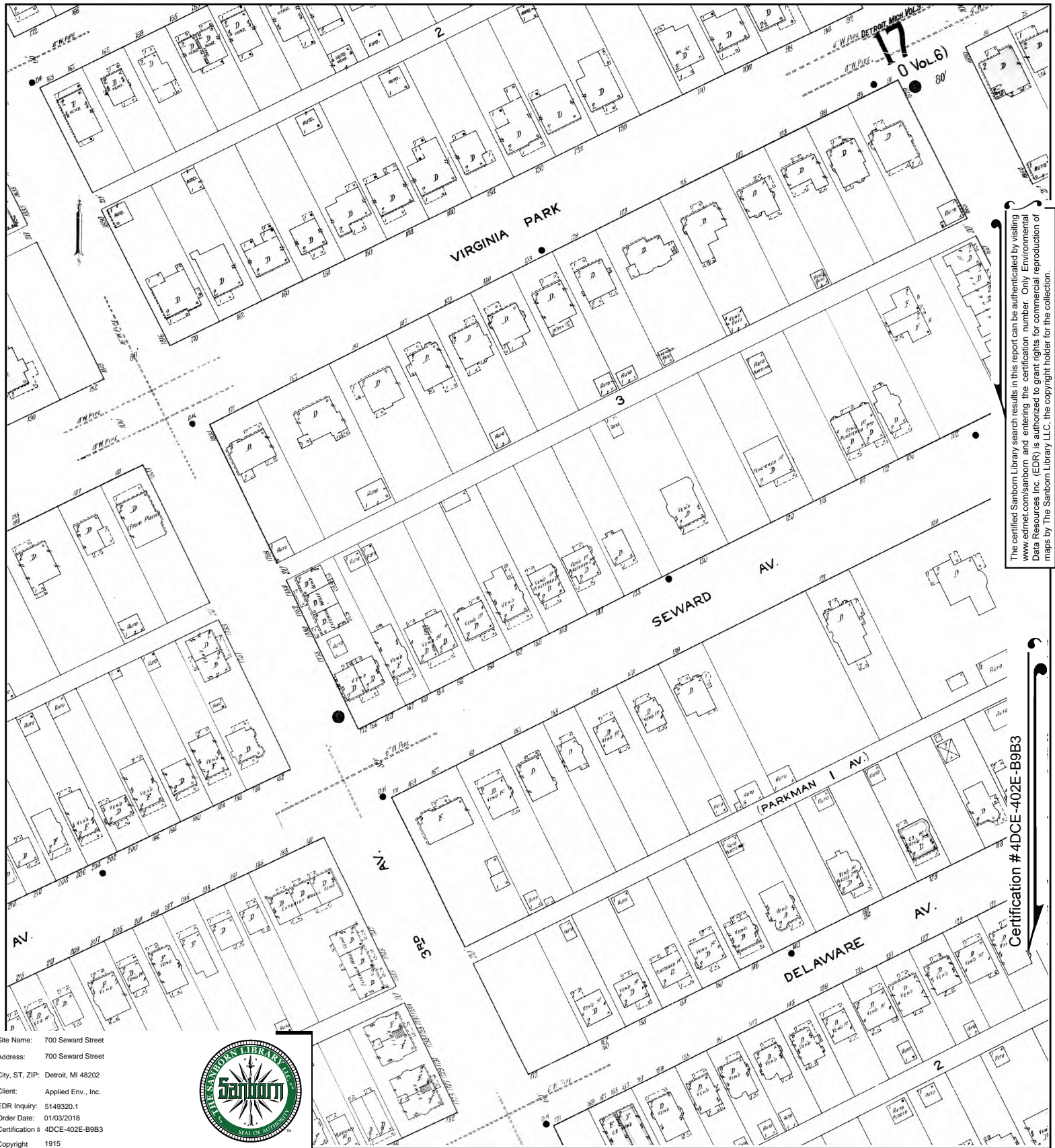
Volume 9, Sheet 83
Volume 9, Sheet 82
Volume 9, Sheet 71





Certified Sanborn® Map

1915



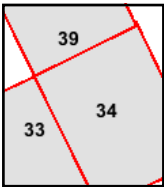
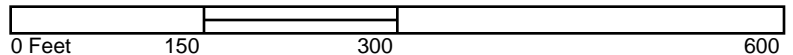
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street
 Address: 700 Seward Street
 City, ST, ZIP: Detroit, MI 48202
 Client: Applied Env., Inc.
 EDR Inquiry: 5149320.1
 Order Date: 01/03/2018
 Certification # 4DCE-402E-B9B3
 Copyright 1915



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



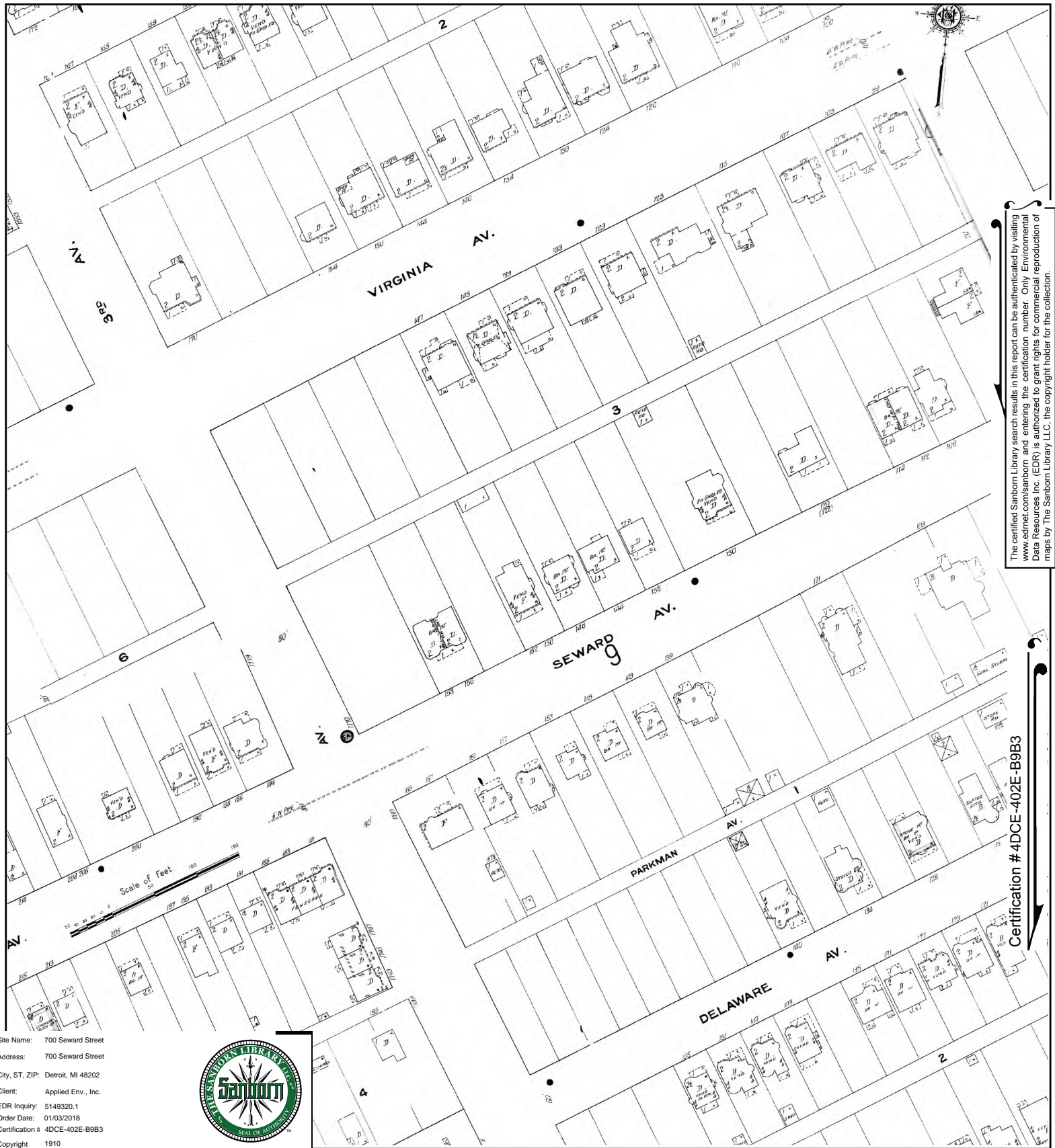
Volume 9, Sheet 39
 Volume 9, Sheet 34
 Volume 9, Sheet 33





Certified Sanborn® Map

1910

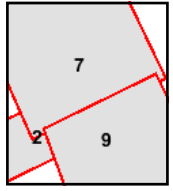


The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #4DCE-402E-B9B3



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 6, Sheet 9
 Volume 6, Sheet 7
 Volume 6, Sheet 2

Current Photographs











Economics of Demolition vs. Rehabilitation

Economic Data

1. 709 Seward was purchased as a part of 700 Seward for a lump sum value. All properties owned by the Pan African Orthodox Christian Church were sold in a lump sum cash deal. The cost of 709 Seward's acquisition was not broken out by the seller or the buyer. The parcel was purchased on January 9th 2018 from the Pan African Orthodox Christian Church. The Owner of Record is 700 Seward Detroit. The applicant is Garrity Guenther Langs, the Owner's hired local representative. There is no relationship between the Owner of Record and the prior owner beyond the sale of the property. There is no relationship between the Applicant and the prior owner.

Annual gross and net income: this property is not occupiable and generates no income.

There is no balance on a mortgage or other financing secured for the property.

Real Estate Taxes for previous 4 years

2021 Real Estate Taxes – info not on file

2022 Real Estate Taxes – info not on file

2023 Real Estate Taxes - \$1,633.90

2024 Real Estate Taxes - \$1,772.90

2025 Real Estate Taxes - \$1,862.90

Assessed Value for previous 4 years

2021 Assessed Value – info not on file

2022 Assessed Value – info not on file

2023 Assessed Value – \$70,700

2024 Assessed Value - \$108,000

2025 Assessed Value – 132,100

No appraisals have been obtained for this property.

This property is owned by 700 Seward Detroit LLC, a Michigan Limited Liability Corporation.

2. The property is not in sellable or rentable condition, there is no listing of this property online.
3. Feasibility of alternative uses for the property that could generate a reasonable economic return:

The alternative use for this property would be to rehabilitate the existing building and either sell or rent that property. Estimates for the rehabilitation of this property range from \$550-\$650,000. The income from a future rent or sale of the property do not justify that level of investment.

Estimated Market Values

- a. In current condition - \$132,100 (per tax assessors office)
- b. After completion of the proposed demolition - \$10,000 (prior to construction as a new parking lot, this figure is per the tax assessors office assessment of 719 Seward)
- c. After renovation of the existing property for continued use (if rehabilitated as a single family home) – Based on sales comparable completed in the past 12 months within a 3 block radius, the property market value could be between \$95,000 and \$200,000.

709 Seward - Historic Home Rehabilitation*Preliminary Cost Estimate**Prepared 4/16/2025***Build with GG, LLC**

2990 W Grand Blvd, Suite M21

Detroit, MI 48202

313-378-5506

Total Hard Costs	\$ 643,362.72
Total Soft Costs	\$ 37,433.63
Grand Total Development Costs	\$ 680,796.35

HARD COST BUDGET

Trade Description	Budget	Notes
Demolition	\$ 18,500.00	
Temp Roof Protection	\$ 7,500.00	the existing roof is damaged structurally and the wood framing needs replacement. A temp roof will be required during construction to further protect the house.
Abatement	\$ 12,500.00	
Foundation Repair	\$ 8,500.00	existing foundation is cracked in two locations
Masonry Restoration	\$ 26,000.00	
Rough Carpentry - Interior	\$ 32,000.00	
Rough Carpentry - Roof Replacement	\$ 55,000.00	
Roofing	\$ 16,000.00	
Foundation Waterproofing	\$ 4,500.00	
Window Opening Flashing	\$ 6,500.00	the existing windows have no flashing which would expose the house to further damage.
Window Replacement	\$ 32,000.00	existing wood windows are deteriorated, assumed new windows would be aluminum clad wood window, spec to be submitted to HDC
Painting - Exterior	\$ 25,000.00	exterior paint color to be within HDC standard for this district
Painting - Interior	\$ 40,000.00	
Landscaping	\$ 10,000.00	
Fencing	\$ 10,000.00	assumed wood fence painted in HDC approved color
Finish Carpentry	\$ 45,000.00	
Tile & Stone	\$ 12,500.00	
New Kitchen Cabinets, Countertops	\$ 12,500.00	
Appliances	\$ 5,000.00	
Plumbing	\$ 35,000.00	
Electrical	\$ 55,000.00	
Mechanical	\$ 45,000.00	
Flooring	\$ 32,000.00	
<i>Subtotal Subcontractor Costs</i>	<i>\$ 546,000.00</i>	
General Conditions	\$ 54,600.00	
Fee	\$ 24,024.00	
Insurance	\$ 18,738.72	
GRAND TOTAL	\$ 643,362.72	

SOFT COST BUDGET

Trade Description	Budget	Notes
Architect Fee	\$ 15,000.00	
MEP Fee	\$ 3,500.00	
Structural Fee	\$ 3,500.00	
Landscaping Fee	\$ 1,500.00	
City of Detroit Permitting	\$ 6,433.63	
Utility Costs	\$ 7,500.00	
GRAND TOTAL	\$ 37,433.63	

Seward SFH Comps (April 2024 - April 2025)

Address	Beds	Baths	Size	OgList	List	Close	\$/ft	DOM
509 Englewood	5	1	1550	\$120,000	\$95,000	\$75,000	\$48	32
801 Euclid	4	1.1	1709	\$89,900	\$89,900	\$93,000	\$54	20
728 Philadelphia	4	1.1	1704	\$209,000	\$209,000	\$194,000	\$114	12
743 Virginia Park	5	3.1	3715	\$250,000	\$250,000	\$210,000	\$57	52
680 Virginia Park	4	2.1	4165	\$429,900	\$429,900	\$376,800	\$90	93
Average			2569	\$219,760	\$214,760	\$189,760	\$73	42
Median			1709	\$209,000	\$209,000	\$194,000	\$57	32